

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
NOVEMBER 21, 2023
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. TOWN HALL: (Note: Three (3) minute time limit per person)
4. STANDING COMMITTEE REPORTS:
 - A. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN
 1. AGI Trucking – Brewster Creek Business Park Lot 15
 2. Bartlett Horizon Concept Plan
 - B. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY
 1. BEDA Revisions for 2024
 - C. FINANCE COMMITTEE, CHAIRMAN LAPORTE
 1. Proposed Capital Budget
5. ADJOURNMENT



Agenda Item Executive Summary

Item Name AGI Trucking - Brewster Creek Business Park Lot 15

Committee or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted

N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting **Site Plan Review** for a proposed 15,900 square foot office warehouse facility for AGI Trucking.

The site contains thirty-six (36) parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements. There are sixty-two (62) trailer and semi-trailer parking spaces. The petitioner is requesting a **special use permit** to allow for outdoor truck and trailer storage.

As discussed at the Planning & Zoning Commission meeting, the petitioner added a second row of evergreen trees along Munger Road to further screen the outdoor truck and trailer storage.

The **Planning and Zoning Commission** held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on November 2, 2023.

ATTACHMENTS (PLEASE LIST)

PDS memo, November 2, 2023 P&Z meeting minutes, cover letter, application, location map, site plan, color elevations, landscape plan

ACTION REQUESTED

- For Discussion Only - *To review the P&Z Commission's recommendation and forward to the Village Board for a final vote*
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: November 14, 2023

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
23-82

DATE: November 14, 2023
TO: Kristy Stone, PDS Director
FROM: Daniel Harper, Village Planner *DH*
RE: **(#23-09) AGI Trucking**

PETITIONER

Triumph Design Build

SUBJECT SITE

Lot 15N – Brewster Creek Business Park Unit 2

REQUESTS

Site Plan
Special Use Permit –Trailer and Semi-Trailer Storage

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Industrial	I-2 EDA
North	Office/Warehouse	Industrial	I-2 EDA
South	Office/Warehouse	Industrial	I-2 EDA
East	Office/Warehouse	Industrial	I-2 EDA
West	Office/Warehouse	Industrial	I-2 EDA

CURRENT DISCUSSION

1. The petitioner is requesting a **Site Plan** review for a proposed 15,900 square foot office warehouse facility. The office will consist of 2,500 square feet located on a mezzanine level. The remaining 13,400 square feet will be dedicated to warehouse uses.
2. The site contains thirty-six (36) parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements. There are sixty-two (62) trailer and semi-trailer parking spaces. The petitioner is requesting a **special use permit** to allow for outdoor truck trailer and semi-trailer storage.
3. The elevations show a precast warehouse building at twenty-nine feet and three

inches in height (29'-3"). The north side of the building has four (4) drive-in dock doors and two (2) exterior dock doors.

4. The site will be accessed via two (2) curb cuts on Hardt Circle. The southern curb cut serves the employee and visitor parking lot and the northern curb cut serves the truck parking and dock doors of the warehouse.
5. To address concerns regarding truck trailer screening along Munger Road, the **applicant has revised the landscape plan** to show two rows of evergreen trees to provide greater screening of the parking area.
6. The updated landscape plan, elevation plan, photometric plan and engineering plans are currently under review by Staff.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for a special use permit for outdoor truck trailer and semi-trailer storage and the Site Plan subject to the following conditions and findings of fact:
 - A. Village Engineer approval of the engineering plans;
 - B. Building permits shall be required for all construction activities;
 - C. Planning and Development Services approval of the landscape and photometric plan;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - F. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - G. Dumpsters shall be located behind a solid gate;
 - H. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
 - I. Findings of Fact (Special Permits for Truck Trailer and semi-trailer storage):
 - i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions

made a part of the authorization granted by the Village Board of Trustees.

- J. Findings of Fact (Site Plan):
- i. That the proposed development on the Subject Property is a permitted use in the proposed I-2 EDA Zoning District;
 - ii. That the proposed development on the Subject Property and the proposed improvements, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking, or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
2. The **Planning and Zoning Commission** held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on November 2, 2023.
3. The revised landscape plan, minutes of the P & Z Commission meeting, and additional background information are attached for your review.

dh/attachments

General - PDS Team\memos 2023\082_AGI_Trucking_vbc.docx



Village of Bartlett
Planning and Zoning Commission
November 2, 2023

(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N

Site Plan

Special Use Permit – trailer and semi-trailer storage

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Pictures of Signs

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Mike Keough**, Triumph Design Build, 425 Martingale Rd, Suite 1280, Schaumburg, IL came forward and was sworn in by **M. Werden**. **M. Keough** stated that they are requesting approval of a site plan for a facility with office space and warehouse and a special use permit for truck parking and storage at Lot 15N. There would be separate parking for cars and the larger parking lot would be for the trucks. The layout of the building has a small office area and loading docks for unloading product with drive-in truck bays for light maintenance. **J. Batterman** asked, what typed of trucks would be backing up to Munger Road? **M. Keough** those would be empty trailers. There is a fair amount of traffic that goes down Munger Road. What are you doing for the aesthetics there? **M. Keough** there would be a line of evergreen trees along Munger Road. We are prepared to beef that up so that there is not as much daylight between the trees and the screening is more complete. **G. Koziol** will there be any overnight parking? **M. Keough** yes. **M. Sarwas** would this also be about the same amount of traffic with a couple of dozen trucks in and out during the day? **M. Keough** yes, they are similar sized facilities. This is a little smaller than the YLM Logistics project.

M. Werden opened the public. No one from the public came forward.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-09) AGI Trucking – Brewster Creek Business Park, Lot 15N** for a Site Plan and Special Use Permit for trailer and semi-trailer storage subject to the conditions and findings of fact outlined in the staff report.

Motioned by: J. Miaso

Seconded by: G. Koziol

M. Werden closed the public hearing.

Roll Call

Ayes: J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas, J. Battermann, M. Werden

Nays: None.

The motion carried.



Triumph Design Build Corp.
425 N. Martingale Road
Suite 1280
Schaumburg, IL 60173

September 5, 2023

President and Board of Trustees
Village of Bartlett
288 S. Main St.
Bartlett, IL 60103

RECEIVED
DEVELOPMENT
SEP 08 2023
VILLAGE OF
BARTLETT

**Re: Development Application
AGI Trucking
Lot 15N
Brewster Creek Business Park
Bartlett, Illinois**

President and Board of Trustees:

Triumph Design Build formally requests Development Application approvals for the new construction of a 15,900 SF Build-to Suit industrial facility for AGI Trucking to be located on Lot 15N consisting of approximately 4.41 acres along Hardt Circle in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building requires a Truck & Trailer parking area for the business use. Therefore, we are requesting a Special Use approval for the truck parking area. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Design Build greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,
Triumph Design Build

Russell Scurto III
Executive Vice President



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 23-09
 RECEIVED
 PLANNING & DEVELOPMENT
 (Village Staff)
 SEP 08 2023
 VILLAGE OF
 BARTLETT

PROJECT NAME AGI Trucking - Lot 15N Brewster's Creek

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Mike Keough - Triumph Design Build

Street Address: 425 Martingale Rd. Suite 1280

City, State: Schaumburg, IL

Zip Code: 60173

Email Address: mike.keough@triumphdb.com

Phone Number: 630-514-4610

Preferred Method to be contacted: 630-514-4610

PROPERTY OWNER INFORMATION

Name: Jeff A Brown - Elmhurst Chicago Stone

Street Address: 400 W. 1st St.

City, State: Elmhurst, IL

Zip Code: 60126

Phone Number: 630-832-4000

OWNER'S SIGNATURE: 

Date: 9/5/23

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan (please describe use: commercial, industrial, square footage): _____
- Unified Business Center Sign Plan
- Other (please describe) _____
- Text Amendment
- Rezoning _____ to _____
- Special Use for: _____
- Variation: _____

SIGN PLAN REQUIRED? Yes or No No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: Lot 15N Brewster's Creek
Hardt Circle

Property Index Number ("Tax PIN"/"Parcel ID"): 01-04-109-009

Zoning: Existing: I-2 EDA **Land Use:** Existing: Industrial
(Refer to Official Zoning Map)
Proposed: I-2 EDA Proposed: Industrial

Comprehensive Plan Designation for this Property: _____
(Refer to Future Land Use Map)

Acreage: 4.41 Ac

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney _____

Engineer Eriksson Engineering
145 Commerce Dr., Suite A, Grayslake, IL 60030
Chris Keppner - ckeppner@eea-ltd.com - 630.296.6254

Other Harris Architects
1475 E. Woodfield Road Suite 925 | Schaumburg, IL 60173
Frank Contine - fcontine@harrisarchitects.com - 847.303.1155 ext 218

FINDINGS OF FACT FOR SITE PLANS

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. The proposed use is a permitted use in the district in which the property is located.

Yes

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

Yes

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

Yes

4. The site plan provides for the safe movement of pedestrians within the site.

Yes

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

Yes

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

Yes

FINDINGS OF FACT FOR SPECIAL USES

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The proposed use is necessary for AGI Trucking to how they operate their trucking business

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The use will not be detrimental the the health, safety, morals, or general welfare of persons working in the vicinity, or be inurious to the property value or improvement in the vicinity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use will conform to the regulations and conditions specified in this title for such use and the stipulation and conditions will be made a part of the authorization granted by the village board of trustees.

Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Mike Keough

PRINT NAME: Mike Keough - Triumph Design Build

DATE: 7/14/23

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE **BILLED**: Mike Keough - Triumph Design Build

ADDRESS: 425 Martingale Rd. Suite 1280
Schaumburg, IL 60173

PHONE NUMBER: 630-514-4610

EMAIL: mike.keough@triumphdb.com

SIGNATURE: Mike Keough

DATE: 7/14/23



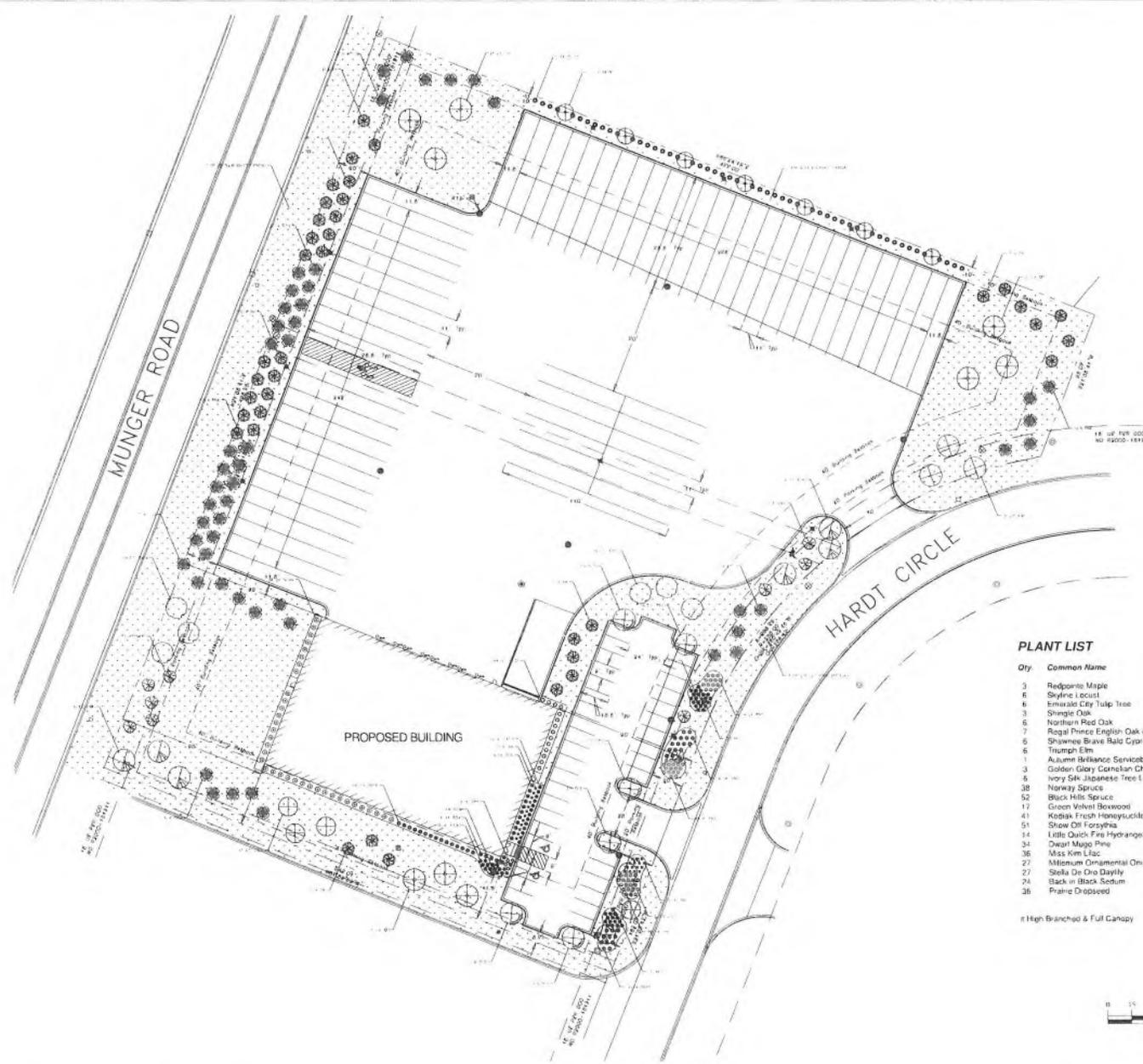
LOCATION MAP

23-09 AGI Trucking
Brewster Creek Business Park Unit 2 - Lot 15 N
DuPage PINS: 0104109004 & 0104109008



0 105 210 US Feet

Created by: PDS, 2023



PLANT LIST

Qty	Common Name	Botanical Name	Size	Remarks	Key
3	Redpointe Maple	<i>Acer rubrum</i> 'Redpointe'	2.5	B&B	ARR
6	Skyline Locust	<i>Gleditsia triacanthos</i> 'Skyline'	2.5	B&B	D15
6	Emerald City Tulip Tree	<i>Liriodendron tulipifera</i> 'Emerald City'	2.5	B&B	L1EC
3	Shingle Oak	<i>Quercus imbricaria</i>	2.5	B&B	Q1
6	Northern Red Oak	<i>Quercus rubra</i>	2.5	B&B	QR
7	Regal Prince English Oak #	<i>Quercus robur</i> 'Regal Prince'	2.5	B&B	QRPP
6	Shawnee Brave Bald Cypress	<i>Taxodium distichum</i> 'Shawnee Brave'	2.5	B&B	TDSB
6	Triumph Elm	<i>Ulmus</i> 'Morton Glossy'	2.5	B&B	UMG
1	Autumn Brilliance Serviceberry	<i>Amelanchier canadensis</i>	6	B&B	AGAB
3	Golden Glory Carolean Cherry	<i>Cerasus</i> sp. 'Golden Glory'	6	B&B	CMGG
6	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata</i> 'Ivory Silk'	6	B&B	SRIS
38	Norway Spruce	<i>Picea abies</i>	6	B&B	PM
52	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	6	B&B	PHG
17	Green Velvet Boxwood	<i>Buxus</i> 'Green Velvet'	24	Cont.	BGV
41	Kodak Fresh Honeysuckle	<i>Lonicera splendens</i> 'SMNDSS'	24	Cont.	DSKF
51	Show Off Forsythia	<i>Forsythia intermedia</i> 'Show Off'	30	Cont.	HS
14	Little Quick Fire Hydrangea	<i>Hydrangea paniculata</i> 'SMHPL QF'	24	Cont.	HPL QF
34	Dwarf Mugo Pine	<i>Pinus mugo</i> 'Eno'	24	Cont.	PMFE
36	Miss Kim Lilac	<i>Syringa pailata</i> 'Miss Kim'	24	Cont.	SPMK
27	Milsum Ornamental Onion	<i>Allium 'Millenium'</i>	41	Peris.	AM
27	Stella De Oro Daylily	<i>Hemerocallis</i> 'Stella De Oro'	41	Peris.	HSUG
24	Black in Black Sedum	<i>Sedum 'Black in Black'</i>	41	Peris.	SRB
36	Prairie Dropseed	<i>Sporobolus heterolepis</i>	41	Peris.	SH

High Branched & Full Canopy



REVISED
11.03.23 VILLAGE COMMENTS
11.03.23 VILLAGE COMMENTS

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60488
DOWDENDSGROUP.COM | PHONE (815) 352-1754

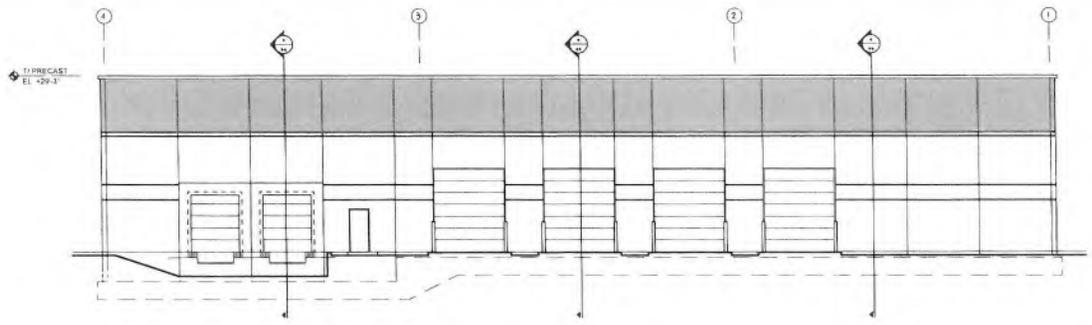
AGI TRUCKING
BREWSTER CREEK BUSINESS PARK - LOT 15N
BARTLETT, ILLINOIS

LANDSCAPE PLAN

DATE: 08.23.23
SCALE: 1"=30'
DRAWN: LJO

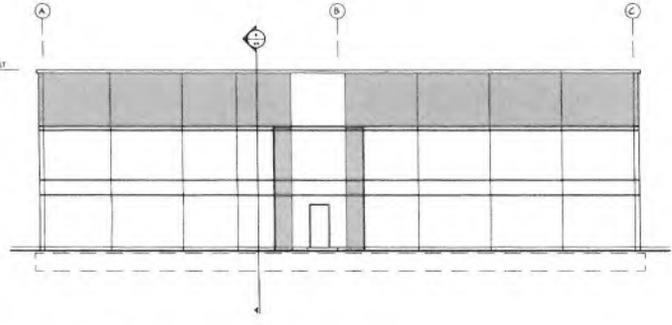


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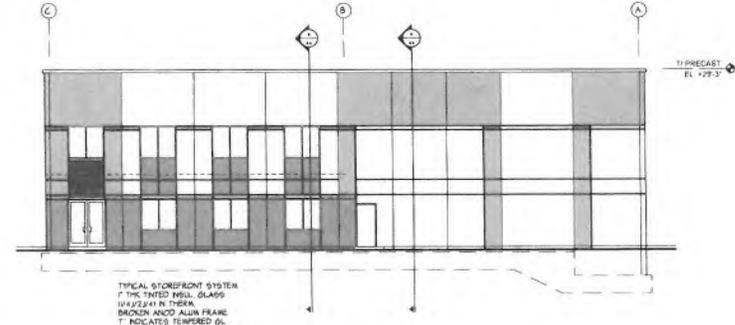


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL LEGEND	
PRECAST CONCRETE WALL PANELS	
	EXTERIOR BASE COLOR: 7257 HIGH REFLECTIVE WHITE
	EXTERIOR ACCENT COLOR 1: 7011 GRAY SCREEN
	EXTERIOR ACCENT COLOR 2: 7014 SOFTWARE
FASCIAS	
STOREFRONT SYSTEM	
	FRAMES - CLEAR ANODIZED ALUMINUM
	INSUL. GLASS - GREY TINTED
PUNCHED LENS STOREFRONTS	
	FRAMES - CLEAR ANODIZED ALUMINUM
	INSUL. GLASS - GREY TINTED
INSUL. MITL. DOOR FRAMES	
	FRAME - PAINTED TO MATCH PRECAST
	DOOR - PAINTED TO MATCH PRECAST
OVERHEAD DOORS	
	DRIVE-IN DOORS - PREFINISHED WHITE
	DOCK DOORS - PREFINISHED WHITE
PIPE BOLLARDS	
	YELLOW

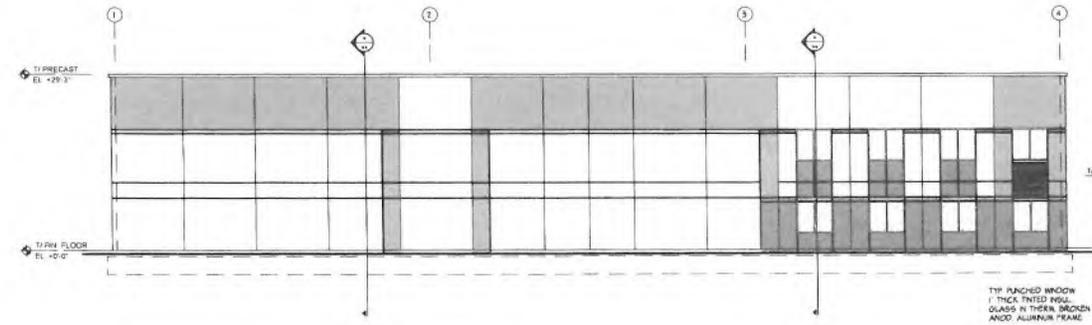


WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

TYPICAL STOREFRONT SYSTEM
 1" THICK TINTED INSUL. GLASS
 1/4" x 1/4" x 1/4" IN THREE
 BACKS AND ALUM. FRAME
 T INDICATES TEmPERED GL.
 S INDICATES SPHERICAL GLASS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TYP. PUNCHED WINDOW
 1" THICK TINTED INSUL.
 GLASS IN THREE BACKS
 AND ALUMINUM FRAME

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

23-79

DATE: November 10, 2023
TO: Kristy Stone, PDS Director
FROM: Daniel Harper, Village Planner *DH*
RE: **(CP #23-02) Bartlett Horizon**

PETITIONER

Alden Foundation

SUBJECT SITE

5.37 acres located at the northwest corner of S. Bartlett Road and Keim Trail.

REQUESTS

Concept Discussion (to obtain feedback on amending the future land use map and change zoning to allow for a senior living facility)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Estate Residential	ER-3 PUD
North	Fire Station	Municipal/Institutional	I-2 EDA
South	Residential	Estate Residential	ER-3 PUD
East	Forest Preserve	Open Space/Recreation	P-1
West	Residential	Estate Residential	ER-3 PUD

ZONING HISTORY

The subject property was annexed into the Village in 1973 by Ordinance 1973-09 and was zoned A-3 Multiple Planned Development. The property was then rezoned to ER-3 by Ordinance 1984-29. The Preliminary PUD Plan identified this 5-acre property as a church site.

CURRENT DISCUSSION

1. The petitioner is requesting a **concept plan review** for an affordable senior housing development located at the northwest corner of S. Bartlett Road and Keim Trail.
2. The site plan includes a 3-story, 52-unit senior living apartment facility. The site provides 52 parking spaces at a ratio of one parking space per dwelling unit, this exceeds the zoning ordinance parking requirement for senior housing.

3. The proposed senior living facility has a density of 9.6 dwelling units per acre and the most similar future land use designation for this proposal is Attached Residential -Medium Density which envisions a density of 8-14 dwelling units per acre.
4. The proposed building would be located centrally on the site and will have access proposed on Keim Trail and S. Bartlett Road. Detention for the site would be located along S. Bartlett Road.
5. The building would be located approximately 185 feet away from the residential properties to the west and 100 feet from the residential properties to the north. The applicant has proposed to leave the existing wooded areas between the proposed facility and the residential properties intact. The applicant is also proposing to preserve the existing wooded area along Keim Trail. Approximately 36% of the site will remain wooded area.
6. The facility includes two large patios, a gazebo, bird feeding area and a walking path for the use of the residents. The walking path located behind the facility would also serve as a fire lane to provide adequate fire safety coverage for the site.
7. The proposed elevations utilize a variety of materials of cement, brick, and metal in differing patterns to provide visual interest. The proposed building would be 35'-10" at its tallest height to accommodate for decorative tower features.

DISCUSSION POINTS

1. The petitioner is requesting feedback from the Committee of the Whole on the following:
 - a. The property is currently designated as Estate Residential on the Future Land Use Plan. This is a designation that envisions 0-2 detached dwelling units per net acre. The proposal would require an amendment to the Future Land Use Map.
 - b. The property would also require rezoning from ER-3 PUD to SR-6 to accommodate the proposed building height of 35'-10" and the proposed density of 9.6 dwelling units per acre. The proposed use of the senior living facility would also require a special use permit.
 - c. The proposed site plan.
2. If the Village Board Committee gives a favorable review of this concept, the petitioner would then proceed with a full development application.
3. A copy of the concept plan and additional background information are attached for your review.



Applicant Statement

Village of Bartlett Committee Members,

The Alden Foundation is seeking to partner with the Village of Bartlett & DuPage County on the development of the 5.0-acre site at Keim Trail & Bartlett Road for the purpose of building an affordable senior housing community. Bartlett Horizon Senior Living Community (Bartlett Horizon) would serve as an affordable & independent living community for residents who are 62+ years of age.

The Alden Foundation is proposing the development of a 52-unit community that is three stories with (43) 1-bedroom units and (9) 2-bedroom units. To develop this site into the envisioned senior housing community, we would need approval to rezone this site to a S-6 PUD zoning district.

With over 25 years' experience in developing and managing 15 affordable senior housing communities, the Alden Foundation are proven experts in creating high quality, engaging, and affordable communities. Using state-of-the-art accessible equipment, technology, native landscaping, and architectural design, the Alden Foundation is committed to providing those we serve with an improved quality of life in a place that feels like home.

Because the Alden Foundation realizes the significance of maximizing independence and healthy aging in place, we have become accustomed to supporting residents by providing programs, services, and education that is conducive to their essential needs and lifestyles.

We plan to share with you at the upcoming presentation – our vision for Bartlett Horizon, the preliminary concept plan, and who we serve. We also plan to present on our vertically integrated development team, a brief overview of what we do, and a walk thru of the timeline & financing associated with the proposed development.

We thank you for the opportunity to present our vision and concept plan for Bartlett Horizon.

Best,

Steven Stivers

Steven Stivers

Executive Director



VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only
Case # _____
RECEIVED
PLANNING & DEVELOPMENT
AUG 31 2023
VILLAGE OF
BARTLETT

PROJECT NAME Bartlett Horizon Senior Living Community

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Steven Stivers - Alden Foundation

Street Address: 4200 W. Peterson Ave.

City, State: Chicago, IL

Zip Code: 60646

Email Address: steven@aldenfoundation.org

Phone Number: 224-536-2922

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Roman Catholic Diocese of Joliet Trust

Street Address: 16555 Weber Road

City, State: Crest Hill, IL

Zip Code: 60403

Phone Number: 815-221-6211

OWNER'S SIGNATURE: Bishop Ronald A. Hicks, Successor Trustee
Maureen A. Harton, POA **Date:** 9/7/2023
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: NWC KeimTrail & Bartlett Rd., Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): 0110400016

Acreage: 5 +/-

No. of Lots/Units: _____

Zoning: Existing: ER-3 PUD
(Refer to Official Zoning Map)

Land Use: Existing: Residential

Proposed: SR-6 PUD

Proposed: Residential

Comprehensive Plan Designation for this Property: Attached Residential- Medium Density
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney

Steven D. Friedland (sfriedland@att-law.com)

Applegate & Thorne-Thomsen, P.C.

425 S. Financial Place, Suite 1900, Chicago, IL 60605

Engineer

Michael Bailey (michael@adg-design.com)

President of Alden Design Group

4200 W. Peterson Ave, Chicago, IL 60646

Other

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: Steven Stivers

DATE: 9/7/23

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

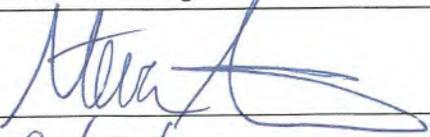
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Steven Stivers, Executive Director of Alden Foundation

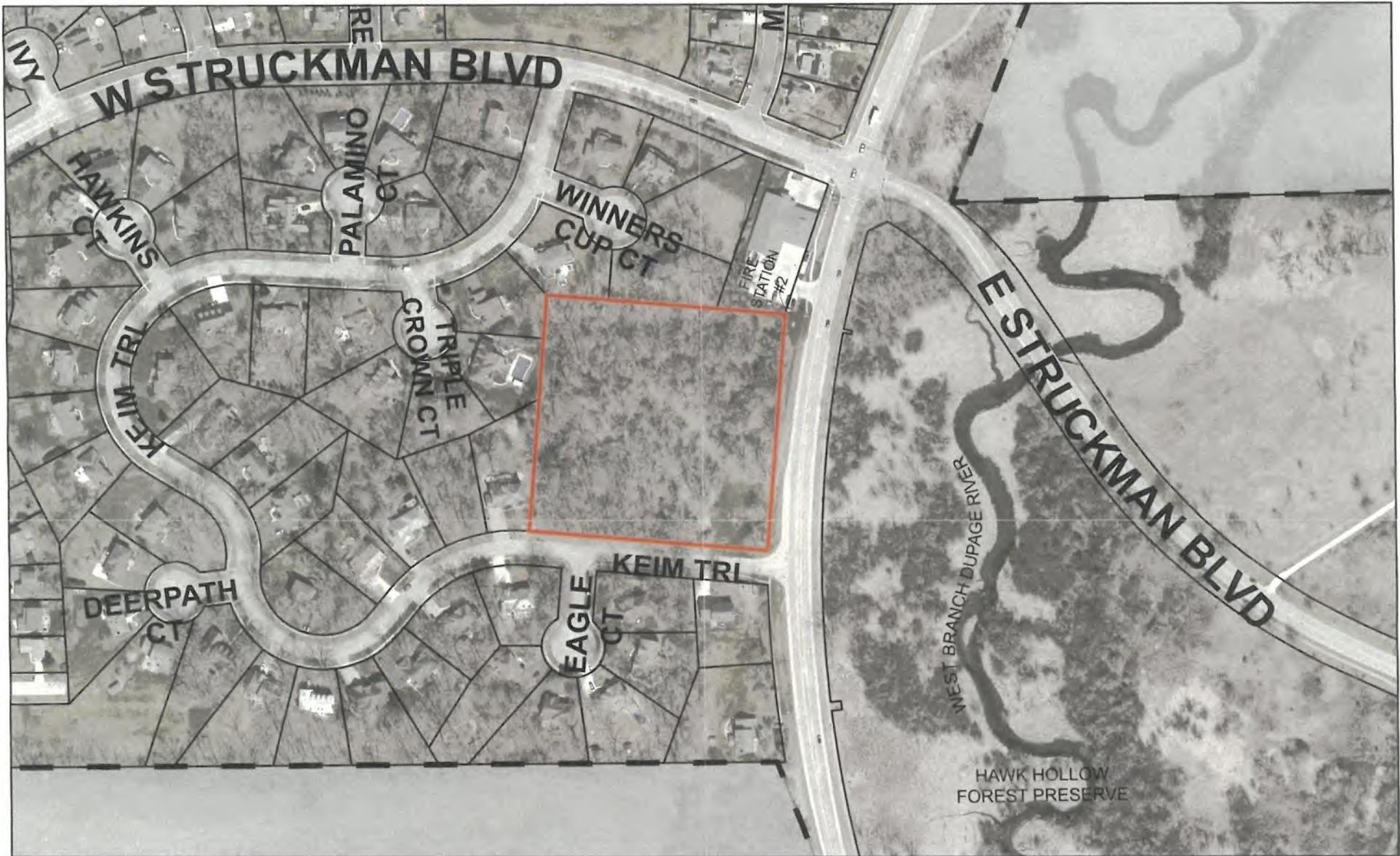
ADDRESS: 4200 W. Peterson Ave.
Chicago, IL 60646

PHONE NUMBER: 224-536-2922

EMAIL: steven@aldenfoundation.org

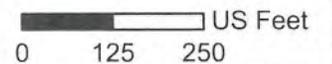
SIGNATURE: 

DATE: 9/7/23



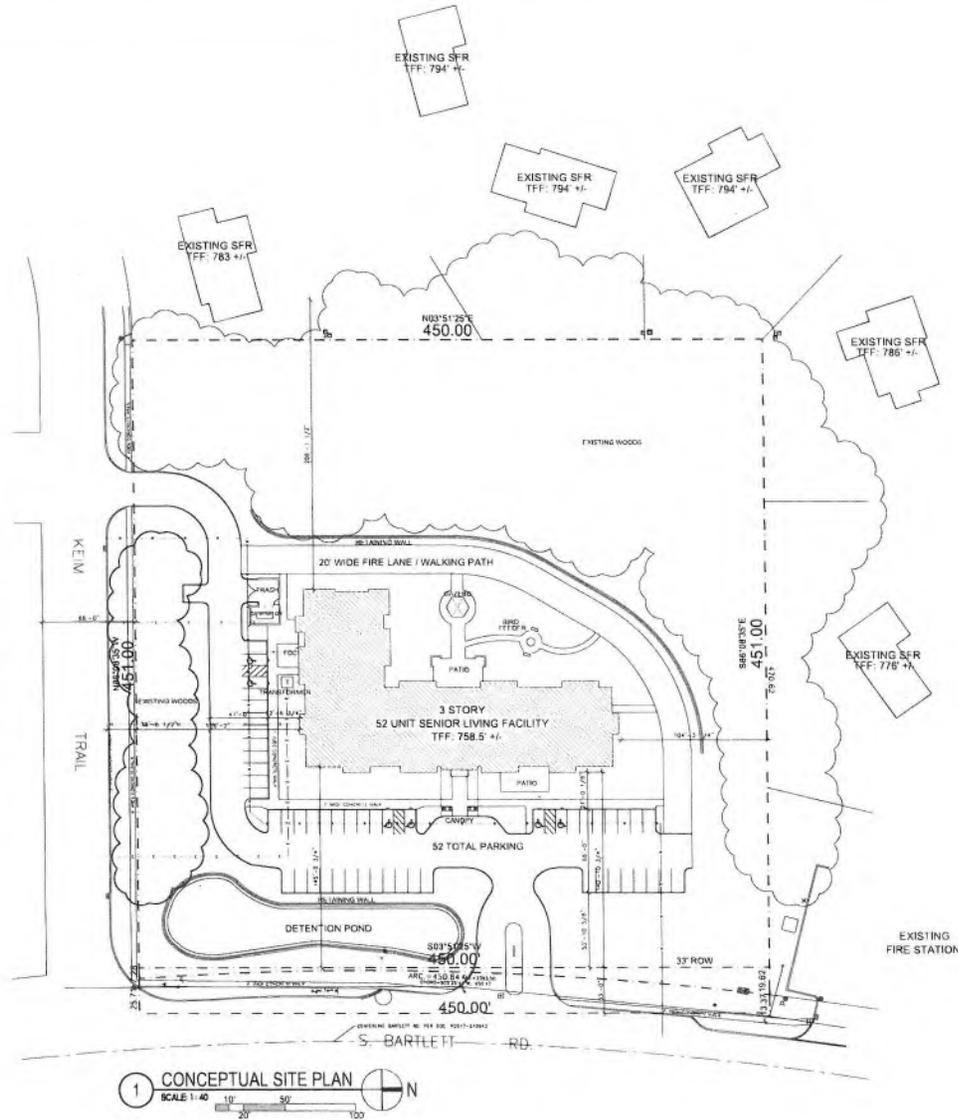
LOCATION MAP

CP 23-02 Bartlett Horizon
DuPage PIN: 0110400016



Created by: PDS, 2023

BUILDING	
FIRST FLOOR	18,333 SF +/-
SECOND FLOOR	18,333 SF +/-
THIRD FLOOR	18,333 SF +/-
TOTAL BUILDING AREA	54,999 SF +/-
TOTAL PARKING	52 SPACES
SITE	
AREA	234,266 SF (5.37 ACRES)



1 CONCEPTUAL SITE PLAN
SCALE 1" = 40'

BARTLETT HORIZON
AFFORDABLE SENIOR LIVING FACILITY
BARTLETT, IL 60103

REVISION	DATE	DESIGNED FOR

ADG design
4000 W. Peterson Ave
Chicago, IL 60646
Phone: 773-288-1546
Fax: 773-288-1562

SEAL	
ILLINOIS DESIGN FIRM	NO. 184.002108 EXP. 04.30.25
ILLINOIS LICENSE EXPIRES	30 NOVEMBER 2024
DATE	10.20.23
JOB NUMBER	
DRAWN BY	UJB

A-1
SHEET



1 SOUTH ELEVATION



2 EAST ELEVATION (WEST ELEV. SIM.)

SCALE: 3/32"=1'-0"



3 NORTH ELEVATION

SCALE: 3/32"=1'-0"

WARRENVILLE HORIZON
ILLINOIS

WARRENVILLE

ADG ALDEN DESIGN GROUP, INC.
 ARCHITECTS
 4200 W. Peterson Ave.
 Chicago, IL 60655
 Phone: 773-388-5555
 Fax: 773-388-1022

Date: 05/06/19
 Job:
 Drawn: R.K.

Sheet
A-4c



ECONOMIC DEVELOPMENT MEMORANDUM

DATE: November 14, 2023
TO: Paula Schumacher, Village Administrator
FROM: Scott Skrycki, Assistant Village Administrator
Tony Fradin, Economic Development Coordinator
RE: BEDA Revisions for 2024

BACKGROUND

The Bartlett Economic Development Assistance Program (BEDA) is an economic development program that started in fiscal year 18/19. The Village Board recently asked staff to revisit the rules and guidelines of the program to improve its efficacy and transparency.

DISCUSSION

The Village Board has asked staff to revisit the rules and regulations of the BEDA to improve its efficacy and transparency.

Potential amendments discussed include:

- Emphasize ownership, identifying whether landlord or business is the applicant.
- To define elements for business plan including specific questions for viability, experience, and marketing plan.
- Change the financial assistance to a flat 50% of eligible expenses.
- Amending the maximum amount for grant to \$25,000 (currently \$50,000).
- Expedited BEDA grants for signage under \$8,000 total sign cost.
- Remove ability to apply online, but still be able to view the application.
- Website should emphasize items that would be eligible and those which are not, i.e., those items affixed to the building. A draft list of those items is attached.
- Establishing time frame for being in business before eligibility for the program, so not funding startups.
- Eliminate option for reapplication for same location, Currently, a location is eligible for a BEDA grant after two years have passed since receiving grant.

HISTORY

A change in the state statute that allows for the use of *public monies for private benefit, the competitive landscape of economic development, and the Village's strategic plan* were all reasons for the creation of the BEDA program. The BEDA program, in many cases were key components of the following initiatives:

- Continue the business development strategy focused on attracting and incentivizing an additional grocery store.
- Continue the business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett.
- Continue to act on strategies for developing Railroad Avenue vacancies.
- Work to improve retail business profile in the Village.
- Revisit, refine and execute the village's overall economic development strategies.

GRANTS AWARDED

The current BEDA, at the direction of President Wallace is ear-marked from the village's share of video gaming and has a line item of \$250,000. The current recipients of the program since its inception are as follows:

Business			%	Status
	Approved	Investment		
Indian Express	\$25,000	\$119,000	21%	paid
Bartlett Tap	\$35,000	\$132,500	26%	paid, business closed.
Siri Indian Grocery	\$15,000	\$75,000	20%	paid
Streets of Bartlett - 2	\$100,000	\$2,000,000	5%	paid
The Still	\$25,000	\$72,000	35%	paid phase 1 \$13,786.38
120 Live	\$50,000	\$375,000	13%	paid
O'Hare's Pub	\$50,000	\$300,000	16%	paid
Rebecca's Cakes	\$7,000	\$25,000	28%	Paid, initial location.
Tekkie's	\$1,000	\$3,700	27%	expired
Trackside Diner	\$2,000	\$5,394	37%	expired, business closed (no \$ paid)
Hoelterhoff's Nursery	\$903	\$1,806	50%	paid
Banbury Fair	\$50,000	\$242,548	21%	paid
The Dogfather	\$2,021	\$4,042	50%	expired, business closed (no \$ paid)
Rebecca's Cakes	\$23,480	\$46,960	50%	Paid, town-center location.
Banbury Barn	\$41,000	\$82,000	50%	paid
Pasta Mia	\$20,825	\$41,650	50%	paid
MORE Brewing	\$50,000	\$4,407,151	1%	paid
Taylor St Pizza	\$3,085	\$6,170	50%	paid
Yummy Poke	\$35,000	\$145,670	24%	paid
Savoury Restaurant	\$29,893	\$59,586	50%	pending
Boss's Signature	\$50,000	\$252,568	20%	pending
Issa's Venezuelan	\$16,027	\$47,137	34%	pending

The total approved grant amount that has been approved is approximately \$632,000 with a total private investment of \$8.44 million. This includes pending, as well as applications that did not receive the funding due to expiration or other circumstances.

Due to confidentiality terms with the State of Illinois, we cannot share direct sales tax numbers for the individual businesses. However, in a broad sense, we can identify sales tax dollars in totality. From 2019 through 2022, sales taxes derived from grant program recipients are approximately \$211,534.

This number is slightly higher because the sales taxes have a three-month lag from the state to municipality. These sales tax numbers do not include sign grants as they are simply to improve aesthetics and curb appeal. The numbers do include Armanetti Beverage Mart and One Taco, as they were a direct result of the expansion of the Streets of Bartlett.

The numbers also do *not* include the pending applications.

POSITIVE OUTCOMES

One important note is that the rehabilitation and newly branded Bartlett Plaza to the Streets of Bartlett aided by the BEDA program is the primary reason for ALDI's interest in the site. Without that public-private partnership with Mr. Rafida, ALDI would not be building on that site.

While the direct ROI is an important component when awarding village funds, it is only a part of the program. Job opportunities, vitality, added amenities for residents, beautification, positive media, and perception are also key components.

The perception of the program on a regional level has been an additional benefit. Coupled with Board initiatives, increased efficiencies such as a reduction of meetings, and permit tracking software, the perception of the Village not being business friendly has all but disappeared.

There have been several articles in the Daily Herald highlighting the village, as a direct result of the program. The most recent one was the most read of that day, which said *"Bartlett is in the midst of a restaurant and grocery store renaissance this summer."*

This type of positivity in the region has caught the eyes of developers and brokers as well. It also highlights to the stakeholders within the community that the Village is doing what it can to spur mature-methodical growth within the community.

Since the BEDA program's inception there have been several modifications to the program approved by the EDC as well as the Village Board.

Those changes include but are not limited to an online application using permit tracking software that runs concurrently with occupancy permits, background checks of the applicants, a claw back provision ensuring funds can be recouped after 1 and 2 years, as well as a business being able to apply again after a two-year window.

Uniquely, BEDA is used for existing and new businesses, making it a tool for both recruitment and retention.

ACTION REQUESTED

Staff requests that President Wallace and the Village Board consider these modifications to the BEDA program and provide direction as to what changes should be made to better serve the business community and the village as a whole.

Eligible costs include but are not limited to:

- Façade Renovations.
- Interior Buildouts and/or Rehabilitation including electrical, plumbing, carpentry, floors, ceilings, lighting, fire suppression, and equipment
- Windows and Doors
- Signs and Awnings
- Outdoor Dining Areas
- Code-Required Landscaping Improvements
- ADA Compliance
- Improvements in Energy Efficiency
- Lighting
- Code-Compliance Related Items
- Construction services for eligible costs
- Dumpster enclosures: new only

Non-eligible costs include but are not limited to:

- Interior painting for an existing renovation
- Point-of-sale systems, warranties, fire and burglary monitoring plans, taxes, TV mounts, cable, or TVs. No tables, chairs, tableware, cookware, or any items that can be removed or sold to satisfy a lien.
- Decorations
- Routine maintenance of buildings or business interiors
- Parking lot repairs and maintenance
- Disposal or clean-up costs
- Architectural fees, permit fees, financing costs, shipping fees

PROPOSED

*Village of Bartlett, Illinois
2024-2028 Capital Budget*





THE VILLAGE OF BARTLETT

VILLAGE PRESIDENT
Kevin Wallace

ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Gilles

TRUSTEES
Raymond H. Deyne
Stephanie Z. Gandsey
Daniel H. Gunsteen
Adam J. Hopkins
Joseph W. LaPorte
Renee Suwanski

November 21, 2023

The Honorable Village President
and Board of Trustees

Submitted for your consideration is the Capital Improvements Program for the Fiscal Years 2023-24 through 2027-28. It identifies long-range needs and proposes a multi-year financial plan to address them.

The Capital Improvements Program began in the early 1980's, formalizing a commitment to provide for orderly and appropriately financed growth of municipal facilities. It is a financial tool that allows the village to take a long-range view of our needs.

Beginning in the summer, staff reviews the projects included in the current Capital Improvements Program, updates the costs and status of those projects, and identifies new projects to be included. The department submissions are reviewed, and project budgets and schedules are adjusted as needed. The Village Board reviews the five-year program in the fall. This allows time to incorporate the new year projects into the upcoming budget development process.

Early review has also afforded us the opportunity to bid construction projects early in the year, keeping costs down and completion timely.

Overview

The 5-year Capital Improvements Program for 2024-2028 totals \$95,219,636. This is a 16% decrease from last year's Program.

Capital Improvements Expenditures		
<u>Year</u>	<u>Total</u>	<u>% Change</u>
2018-2019	40,613,960	81%
2019-2020	8,336,865	-79%
2020-2021	9,702,154	16%
2021-2022	9,072,114	-6%
2022-2023	29,125,605	221%
2023-2024 Estimated	28,707,036	-1%
2024-2025 Proposed	27,719,600	-3%
2025-2026 Proposed	12,933,000	-53%
2026-2027 Proposed	15,730,000	22%
2027-2028 Proposed	10,130,000	-36%

The chart above shows annual expenditures in the 2024-2028 Program and actual expenditures for the past five years. The percent change column reflects the change from the prior year. As you can see, capital expenditures can vary significantly from year to year.

The table on Page T6 shows the history of capital expenditures by category for the past five years. Comparing the history of expenditures by category with the expenditure summary for this 5-year plan (Page T1), it

is easy to see the increase in sewer and streets projects as the major water projects were completed and economic development in the business parks slows down.

The chart below compares the 5-year totals by category:

<u>Category</u>	<u>2024-2027 Proposed</u>	<u>2019-2023 Actual</u>
Water	\$25,025,000	\$31,397,093
Sewer	34,782,036	30,726,702
Streets	18,333,000	8,524,709
Econ Dev	4,600,000	19,074,063
Golf	2,399,600	80,782
Other	<u>10,080,000</u>	<u>7,047,349</u>
Total	\$95,219,636	\$96,850,698

Page T7 presents a list of capital projects that have been completed in the past five years. The chart shows the year the project was completed and the final project cost. The costs shown reflect the total project cost, which may have been spent over more than one fiscal year.

2024-25 Highlights

While the Capital Improvements Program anticipates expenditures over a five-year period, the immediate focus is on 2024-25, which is referred to as the Capital Budget. These projects will become part of the operating budget that will be developed in the next few months. The Capital Budget for fiscal year 2024-25 is \$27,719,600. A complete

listing of the 2024-25 projects can be found on Page T10. Funds are proposed for a total of 25 projects. Major projects include the Water Main replacement program, the second year of the Water Meter Replacement program, the completion of the Devon Excess Flow facility, the completion of the Bittersweet waste water treatment facility, and the golf irrigation system replacement. Two projects are new to the Capital Improvement Program and are highlighted below:

New Projects

A complete listing of new projects by funding source can be found on page T8. They include the following:

Downtown Sidewalk Renovation: Renovation of the sidewalks in the downtown to minimize the trip hazards. This project will replace the sidewalk and bricks with new sidewalk and brick ribbons similar to what was done at the corner of Oak & Railroad. Budgeted to be completed in 2024-2028. Estimated cost: \$600,000.

Town Center Improvements: This project will replace the fountain and park amenities to improve and update the landscaped areas within the Town Center area. Budgeted to be completed in 2024-2027. Estimated cost: \$445,000.

Financing

The following table below shows the funding sources for this Capital Improvements Program.

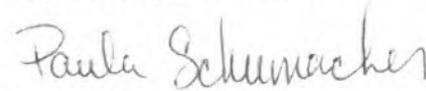
2024-28 Capital Improvements Program

Funding Sources

<u>Funding Source</u>	<u>Amount</u>	<u>% of Total</u>
2019 GO Bonds	9,250,000	9.71%
IEPA Loans	20,892,179	21.94%
Brewster Creek TIF	1,100,000	1.16%
Bluff City TIF	3,500,000	3.68%
Motor Fuel Tax	13,326,423	14.00%
American Rescue Plan Act	4,500,000	4.73%
STP Fund	5,117,600	5.37%
Grants	150,000	0.16%
Water Fund	18,525,000	19.46%
Sewer Fund	6,639,857	6.97%
Municipal Building	2,005,000	2.11%
Developer Deposits Loan	2,399,600	2.52%
General Fund	7,738,977	8.13%
Park District	75,000	0.08%
Total	95,219,636	100.00%

The IEPA low interest loans of \$21 million are to finance the completion of the Bittersweet WWTP improvements and an elevated water tank. The sanitary sewer system rehabilitation program will use \$1.5 million of the American Rescue Plan Act funds and \$1 million will be used for the water meter replacement program. The Devon Avenue excess flow facility is being financed by a bond issue completed in the fall of 2019. Another \$2 million will come from American Rescue Plan Act fund. The majority of the \$7.7 million in projects funded by the General Fund are stormwater related. Other capital revenues to finance projects in the 2024-2028 program include Water and Sewer funds, Motor Fuel Tax funds, Municipal Building funds, Surface Transportation Program grants, Brewster Creek TIF funds, Bluff City TIF funds, developer donations, and grants.

Respectfully Submitted,



Paula Schumacher
Village Administrator



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

Tables & Graphs

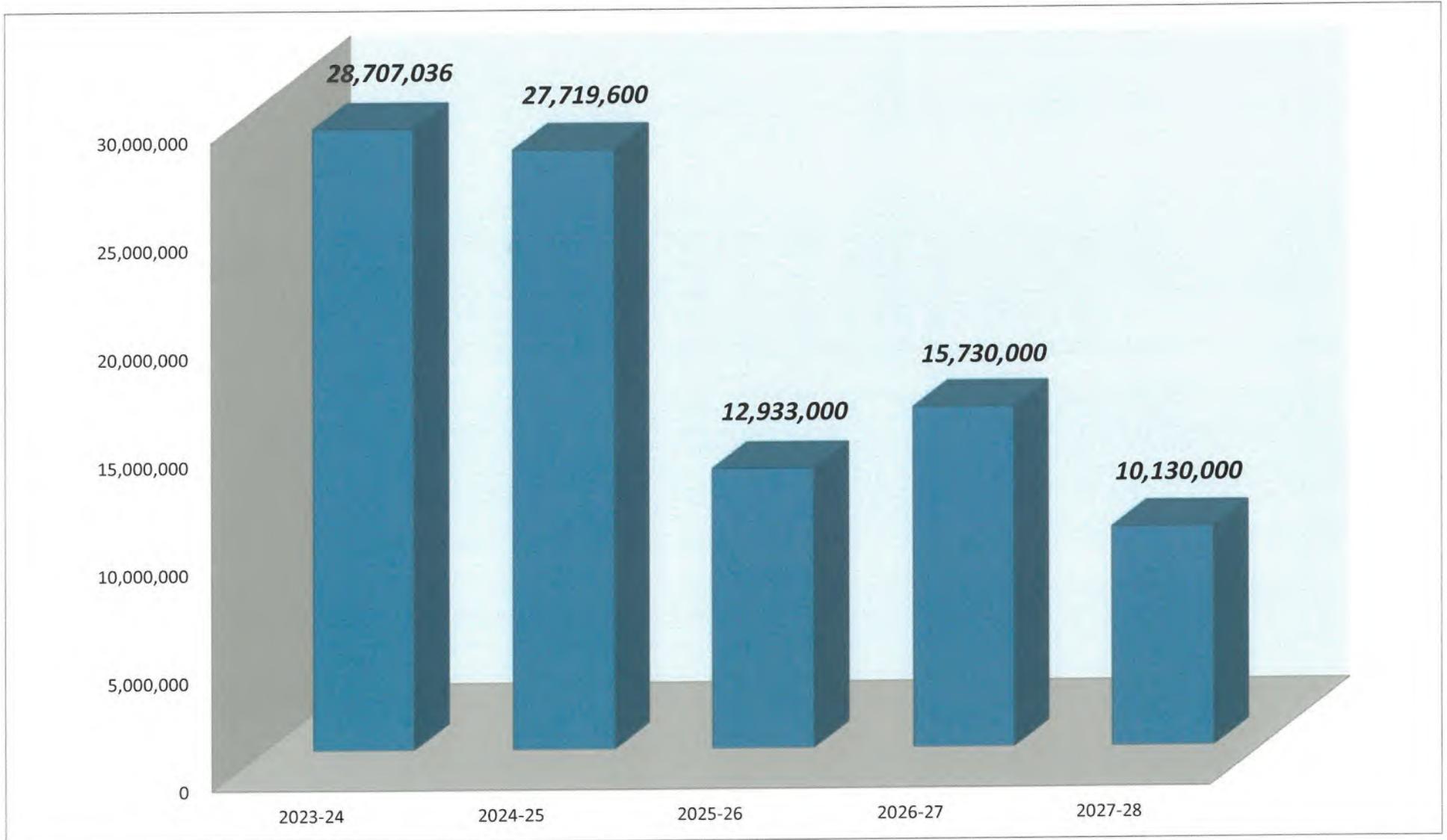
VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Expenditure Summary

<i>Program Category</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>	<i>% of Total</i>
<i>Water</i>	2,225,000	8,230,000	2,840,000	9,950,000	1,780,000	25,025,000	26%
<i>Sewer</i>	19,347,036	11,055,000	1,700,000	1,080,000	1,600,000	34,782,036	37%
<i>Streets</i>	2,490,000	3,050,000	7,293,000	1,175,000	4,325,000	18,333,000	19%
<i>Economic Development</i>	2,200,000	2,400,000	0	0	0	4,600,000	5%
<i>Golf</i>	740,000	1,659,600	0	0	0	2,399,600	3%
<i>Other</i>	1,705,000	1,325,000	1,100,000	3,525,000	2,425,000	10,080,000	11%
<i>Total</i>	28,707,036	27,719,600	12,933,000	15,730,000	10,130,000	95,219,636	100.00%

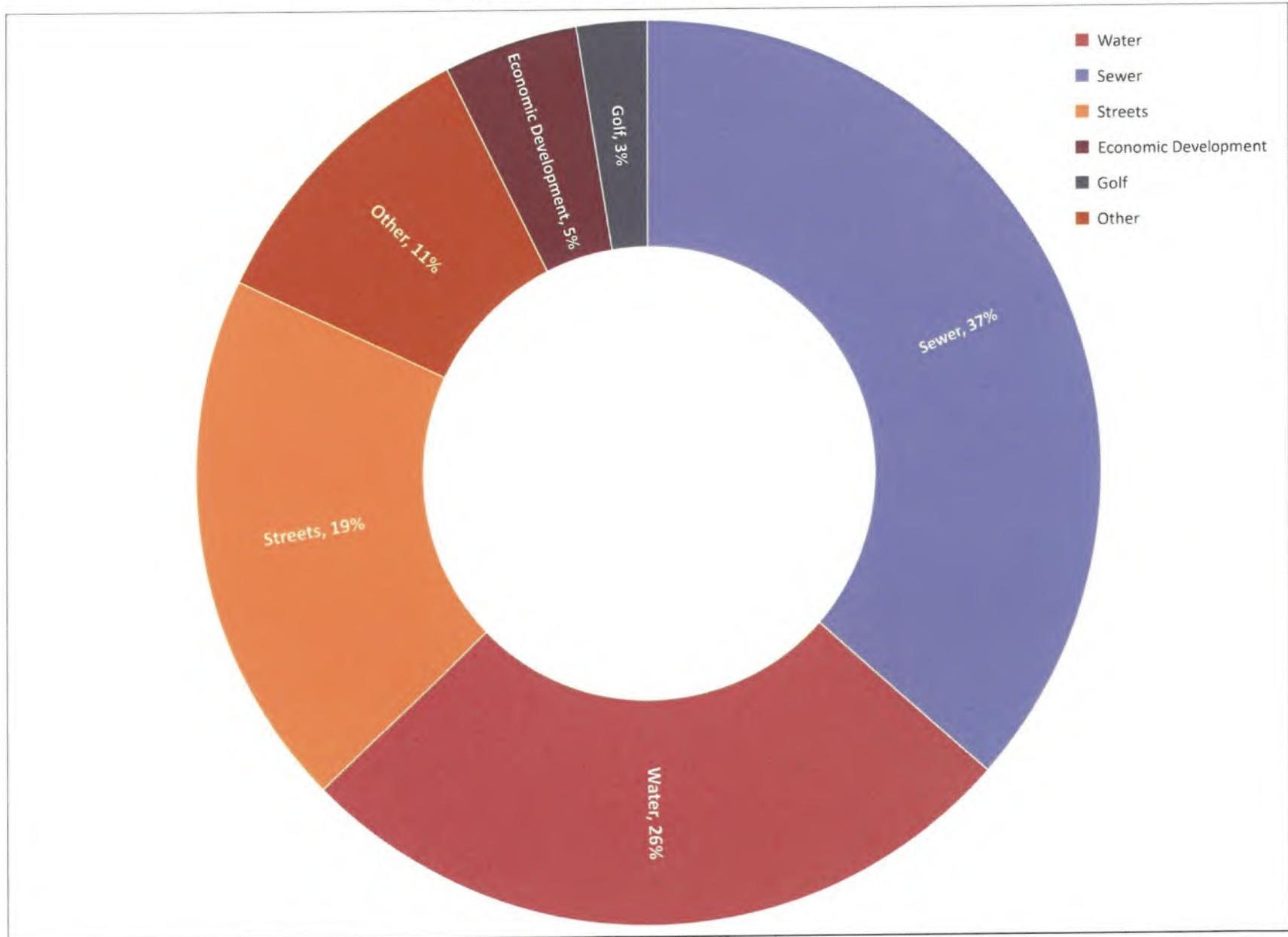
VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Expenditures by Year



VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Expenditures by Category



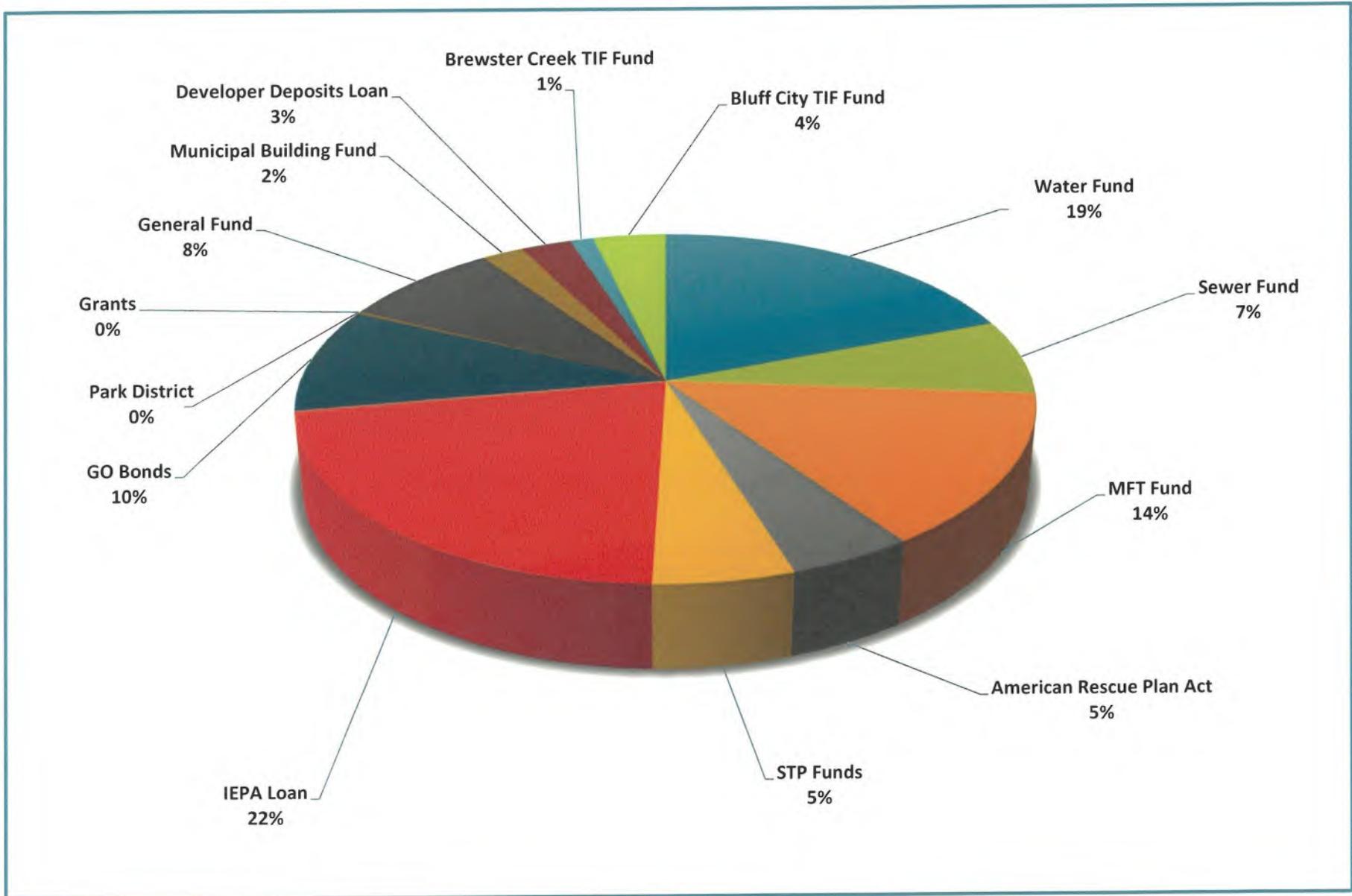
VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Funding Source Summary

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>	<i>% of Total</i>
<i>Water Fund</i>	1,725,000	7,730,000	2,840,000	4,450,000	1,780,000	18,525,000	19.46%
<i>Sewer Fund</i>	979,857	1,280,000	1,700,000	1,080,000	1,600,000	6,639,857	6.97%
<i>MFT Fund</i>	1,750,000	1,905,000	5,210,400	1,015,000	3,446,023	13,326,423	14.00%
<i>American Rescue Plan Act</i>	1,500,000	3,000,000	0	0	0	4,500,000	4.73%
<i>STP Funds</i>	200,000	220,000	1,657,600	1,560,000	1,480,000	5,117,600	5.37%
<i>IEPA Loan</i>	11,717,179	3,675,000	0	5,500,000	0	20,892,179	21.94%
<i>GO Bonds</i>	5,650,000	3,600,000	0	0	0	9,250,000	9.71%
<i>Park District</i>	35,000	10,000	10,000	10,000	10,000	75,000	0.08%
<i>Grants</i>	0	150,000	0	0	0	150,000	0.16%
<i>General Fund</i>	1,105,000	1,465,000	1,240,000	2,115,000	1,813,977	7,738,977	8.13%
<i>Municipal Building Fund</i>	1,105,000	625,000	275,000	0	0	2,005,000	2.11%
<i>Developer Deposits Loan</i>	740,000	1,659,600	0	0	0	2,399,600	2.52%
<i>Brewster Creek TIF Fund</i>	1,000,000	100,000	0	0	0	1,100,000	1.16%
<i>Bluff City TIF Fund</i>	1,200,000	2,300,000	0	0	0	3,500,000	3.68%
<i>Total</i>	28,707,036	27,719,600	12,933,000	15,730,000	10,130,000	95,219,636	100.00%

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Expenditures by Funding Source



VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Capital Projects Expenditure History 2019- 2023

<i>Program Category</i>	<i>FY 2018-19</i>	<i>FY 2019-20</i>	<i>FY 2020-21</i>	<i>FY 2021-22</i>	<i>FY 2022-23</i>	<i>Five Year Total</i>	<i>% of Total</i>
<i>Water</i>	24,316,030	3,270,430	1,377,701	1,111,927	1,321,005	31,397,093	32.42%
<i>Sewer</i>	215,506	1,540,572	2,778,975	3,186,715	23,004,934	30,726,702	31.73%
<i>Streets</i>	1,020,663	1,488,190	2,137,548	1,789,085	2,089,223	8,524,709	8.80%
<i>Economic Development</i>	8,717,965	1,878,500	3,224,700	2,705,200	2,547,698	19,074,063	19.69%
<i>Golf</i>	0	0	65,032	0	15,750	80,782	0.08%
<i>Other</i>	6,343,796	159,173	118,198	279,187	146,995	7,047,349	7.28%
<i>Total</i>	40,613,960	8,336,865	9,702,154	9,072,114	29,125,605	96,850,698	100.00%

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Total Project Costs - Completed Projects

<i>Project</i>	<i>FY</i>	<i>FY</i>	<i>FY</i>	<i>FY</i>	<i>FY</i>	<i>Total</i>
	<i>2018-19</i>	<i>2019-20</i>	<i>2020-21</i>	<i>2021-22</i>	<i>2022-23</i>	
<i>Lift Station Upgrades</i>			925,524			925,524
<i>MFT Maintenance Program</i>	959,633	1,435,044	1,826,358	1,789,086	1,729,811	7,739,932
<i>Water Main Replacement</i>	890,589	479,294	1,144,437	1,030,191	1,105,904	4,650,415
<i>Water Tower Painting</i>	587,801					587,801
<i>Water System Modeling/Pump Station Upgrades</i>	914,550					914,550
<i>Stearns Road/Country Creek Culvert Extension</i>	410,505					410,505
<i>Police Station</i>	19,811,250					19,811,250
<i>DWC Transmission Main and Meter Station</i>		15,174,294				15,174,294
<i>Water Pump Station and Storage</i>		8,140,978				8,140,978
<i>Bartlett Watermain Improvements</i>		5,537,439				5,537,439
<i>Golf Veranda / Simulator Room</i>			65,032			65,032
<i>Sanitary Sewer Rehabilitation</i>	75,028	528,427	639,792	440,969	804,216	2,488,432

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

New Projects by Source of Funds

<i>Project</i>	<i>Page</i>	<i>General Fund</i>	<i>Municipal Building</i>	<i>Total</i>
<i>Downtown Sidewalk Renovations</i>	40	\$600,000		\$600,000
<i>Town Center Improvements</i>	47	\$445,000		\$445,000
<i>Total</i>		\$1,045,000	\$0	\$1,045,000

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

2023-24 Projects by Source of Funds

Project	Page	Water Fund	Sewer Fund	MFT Fund	American Rescue Plan Act	STP Funds	IEPA Loans	GO Bonds	Other	General Fund	Municipal Building	Brewster Creek TIF	Bluff City TIF	Total
Water Main Replacement	4	300,000												300,000
Water Tower Painting	6	30,000												30,000
Infrastructure Improvements-Water	8	60,000												60,000
Watermain Leak Survey and Repairs	10	125,000												125,000
Water Meter Changeout	12	1,000,000			500,000									1,500,000
Infrastructure Removals	14	185,000												185,000
Hydrant Painting Program	16	25,000												25,000
Facility Update/Phosphorous Removal	19		79,857											79,857
Sanitary Sewer System Rehabilitation	21				1,000,000									1,000,000
Devon Excess Flow Plant Rehabilitation	23							5,650,000						5,650,000
Lift Station Upgrades & Rehabilitation	25		900,000											900,000
Bittersweet WWTP Improvements	27						11,717,179							11,717,179
23/24 MFT Maintenance Program	30			1,375,000										1,375,000
IDOT Intersection Improvements	32			200,000										200,000
North Ave & Oak Ave Resurfacing	34			60,000										60,000
Bike Path Maintenance	36								35,000	65,000				100,000
Parking Lot Improvements	38			65,000							150,000			215,000
Oak Avenue Parking Lots	42										500,000			500,000
Metra Area Landscaping/Sidewalks	45									20,000				20,000
Town Center Improvements	47									20,000				20,000
Brewster Creek Bus. Park Improvements	50											1,000,000		1,000,000
Bluff City/Blue Heron Improvements	52												1,200,000	1,200,000
Irrigation System Replacement	55								740,000					740,000
Stormwater System Improvements	58									880,000				880,000
Schick/DuPage River Engineering Study	60			50,000		200,000								250,000
Cemetery Columbarium	62									120,000				120,000
Municipal Building Improvements	64										455,000			455,000
Total		1,725,000	979,857	1,750,000	1,500,000	200,000	11,717,179	5,650,000	775,000	1,105,000	1,105,000	1,000,000	1,200,000	28,707,036

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2025

2024-25 Projects by Source of Funds

Project	Page	Water Fund	Sewer Fund	MFT Fund	American Rescue Plan Act	STP Funds	IEPA Loans	GO Bonds	Other	General Fund	Municipal Building	Brewster Creek TIF	Bluff City TIF	Total
Water Main Replacement	4	3,600,000												3,600,000
Water Tower Painting	6	1,355,000												1,355,000
Infrastructure Improvements-Water	8	1,350,000												1,350,000
Watermain Leak Survey and Repairs	10	125,000												125,000
Water Meter Changeout	12	1,000,000			500,000									1,500,000
Infrastructure Removals	14	250,000												250,000
Hydrant Painting Program	16	50,000												50,000
Sanitary Sewer System Rehabilitation	21		500,000		500,000									1,000,000
Devon Excess Flow Plant Rehabilitation	23				2,000,000			3,600,000						5,600,000
Lift Station Upgrades & Rehabilitation	25		180,000											180,000
Bittersweet WWTP Facility Improvements	27		600,000				3,675,000							4,275,000
24/25 MFT Maintenance Program	30			900,000										900,000
IDOT Intersection Improvements	32			475,000										475,000
North Ave & Oak Ave Resurfacing	34			100,000										100,000
Bike Path Maintenance	36								10,000	40,000				50,000
Parking Lot Improvements	38			375,000						175,000	150,000			700,000
Downtown Sidewalk Renovation	40									150,000				150,000
Metra Area Landscaping Improvements	45								150,000	350,000				500,000
Town Center Improvements	47									175,000				175,000
Brewster Creek Bus. Park Improvements	50											100,000		100,000
Bluff City/Blue Heron Improvements	52												2,300,000	2,300,000
Irrigation System Replacement	55							1,659,600						1,659,600
Stormwater System Improvements	58									575,000				575,000
Schick/DuPage River Engineering Study	60			55,000		220,000								275,000
Municipal Building Improvements	64										475,000			475,000
Total		7,730,000	1,280,000	1,905,000	3,000,000	220,000	3,675,000	3,600,000	1,819,600	1,465,000	625,000	100,000	2,300,000	27,719,600

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

2025-26 Projects by Source of Funds

<i>Project</i>	<i>Page</i>	<i>Water Fund</i>	<i>Sewer Fund</i>	<i>MFT Fund</i>	<i>STP Funds</i>	<i>Other</i>	<i>General Fund</i>	<i>Municipal Building</i>	<i>Total</i>
<i>Water Main Replacement</i>	4	200,000							200,000
<i>Water Tower Painting</i>	6	965,000							965,000
<i>Watermain Leak Survey and Repairs</i>	10	125,000							125,000
<i>Water Meter Changeout</i>	12	1,500,000							1,500,000
<i>Hydrant Painting Program</i>	16	50,000							50,000
<i>Sanitary Sewer System Rehabilitation</i>	21		1,000,000						1,000,000
<i>Lift Station Upgrades & Rehabilitation</i>	25		700,000						700,000
<i>25/26 MFT Maintenance Program</i>	30			4,125,000					4,125,000
<i>North Ave & Oak Ave Resurfacing</i>	34			710,400	1,657,600				2,368,000
<i>Bike Path Maintenance</i>	36					10,000	40,000		50,000
<i>Parking Lot Improvements</i>	38			375,000			100,000		475,000
<i>Downtown Sidewalk Renovation</i>	40						150,000		150,000
<i>Town Center Improvements</i>	47						125,000		125,000
<i>Stormwater System Improvements</i>	58						825,000		825,000
<i>Municipal Building Improvements</i>	64							275,000	275,000
Total		2,840,000	1,700,000	5,210,400	1,657,600	10,000	1,240,000	275,000	12,933,000

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

2026-27 Projects by Source of Funds

<i>Project</i>	<i>Page</i>	<i>Water Fund</i>	<i>Sewer Fund</i>	<i>MFT Fund</i>	<i>STP Funds</i>	<i>IEPA Loans</i>	<i>Other</i>	<i>General Fund</i>	<i>Total</i>
<i>Water Main Replacement</i>	4	2,400,000							2,400,000
<i>Infrastructure Improvements</i>	8					5,500,000			5,500,000
<i>Watermain Leak Survey and Repairs</i>	10	125,000							125,000
<i>Water Meter Changeout</i>	12	1,500,000							1,500,000
<i>Infrastructure Removals</i>	14	375,000							375,000
<i>Hydrant Painting Program</i>	16	50,000							50,000
<i>Sanitary Sewer System Rehabilitation</i>	21		1,000,000						1,000,000
<i>Lift Station Upgrades and Rehabilitation</i>	25		80,000						80,000
<i>MFT Maintenance Program</i>	30			625,000					625,000
<i>Bike Path Maintenance</i>	36						10,000	40,000	50,000
<i>Parking Lot Improvements</i>	38							225,000	225,000
<i>Downtown Sidewalk Renovation</i>	40							150,000	150,000
<i>Town Center Improvements</i>	47							125,000	125,000
<i>Stormwater System Improvements</i>	55							1,575,000	1,575,000
<i>Schick/DuPage River Engineering Study</i>	60			390,000	1,560,000				1,950,000
Total		4,450,000	1,080,000	1,015,000	1,560,000	5,500,000	10,000	2,115,000	15,730,000

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

2027-28 Projects by Source of Funds

<i>Project</i>	<i>Page</i>	<i>Water Fund</i>	<i>Sewer Fund</i>	<i>MFT Fund</i>	<i>STP Funds</i>	<i>Other</i>	<i>General Fund</i>	<i>Total</i>
<i>Water Main Replacement</i>	4	200,000						200,000
<i>Water Tower Painting</i>	6	1,405,000						1,405,000
<i>Watermain Leak Survey and Repairs</i>	10	125,000						125,000
<i>Hydrant Painting Program</i>	16	50,000						50,000
<i>Sanitary Sewer System Rehabilitation</i>	21		1,000,000					1,000,000
<i>Lift Station Upgrades and Rehabilitation</i>	25		600,000					600,000
<i>MFT Maintenance Program</i>	30			3,076,023			1,048,977	4,125,000
<i>Bike Path Maintenance</i>	36					10,000	40,000	50,000
<i>Downtown Sidewalk Renovations</i>	40						150,000	150,000
<i>Stormwater System Improvements</i>	58						575,000	575,000
<i>Schick/DuPage River Engineering Study</i>	60			370,000	1,480,000			1,850,000
Total		1,780,000	1,600,000	3,446,023	1,480,000	10,000	1,813,977	10,130,000



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

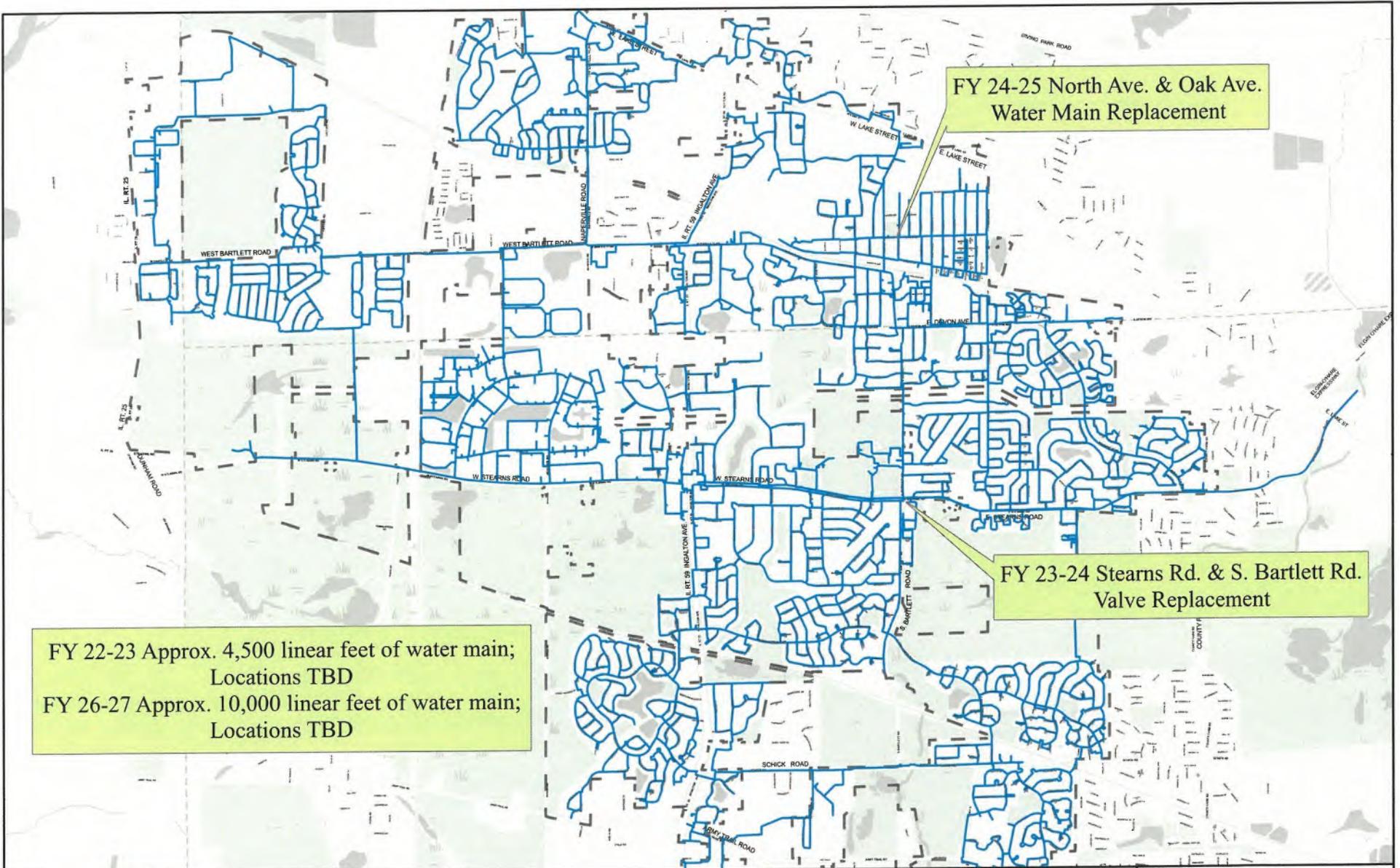
Water Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Water Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year</i>
<i>Water Main Replacement</i>	4	\$ 300,000	\$ 3,600,000	\$ 200,000	\$ 2,400,000	\$ 200,000	\$ 6,700,000
<i>Water Tower Painting</i>	6	30,000	1,355,000	965,000	0	1,405,000	3,755,000
<i>Infrastructure Improvements with Water Transition</i>	8	60,000	1,350,000	0	5,500,000		6,910,000
<i>Watermain Leak Survey and Leak Repairs</i>	10	125,000	125,000	125,000	125,000	125,000	625,000
<i>Water Meter Changeout</i>	12	1,500,000	1,500,000	1,500,000	1,500,000		6,000,000
<i>Infrastructure Removals</i>	14	185,000	250,000		375,000		810,000
<i>Hydrant Painting Program</i>	16	25,000	50,000	50,000	50,000	50,000	225,000
Total		\$ 2,225,000	\$ 8,230,000	\$ 2,840,000	\$ 9,950,000	\$ 1,780,000	\$ 25,025,000

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Water Fund</i>	\$ 1,725,000	\$ 7,730,000	\$ 2,840,000	\$ 4,450,000	\$ 1,780,000	\$ 18,525,000
<i>IEPA Loans</i>				5,500,000		5,500,000
<i>ARPA Funds</i>	500,000	500,000				1,000,000
Total	\$ 2,225,000	\$ 8,230,000	\$ 2,840,000	\$ 9,950,000	\$ 1,780,000	\$ 25,025,000



FY 22-23 Approx. 4,500 linear feet of water main;
Locations TBD
FY 26-27 Approx. 10,000 linear feet of water main;
Locations TBD

FY 24-25 North Ave. & Oak Ave.
Water Main Replacement

FY 23-24 Stearns Rd. & S. Bartlett Rd.
Valve Replacement

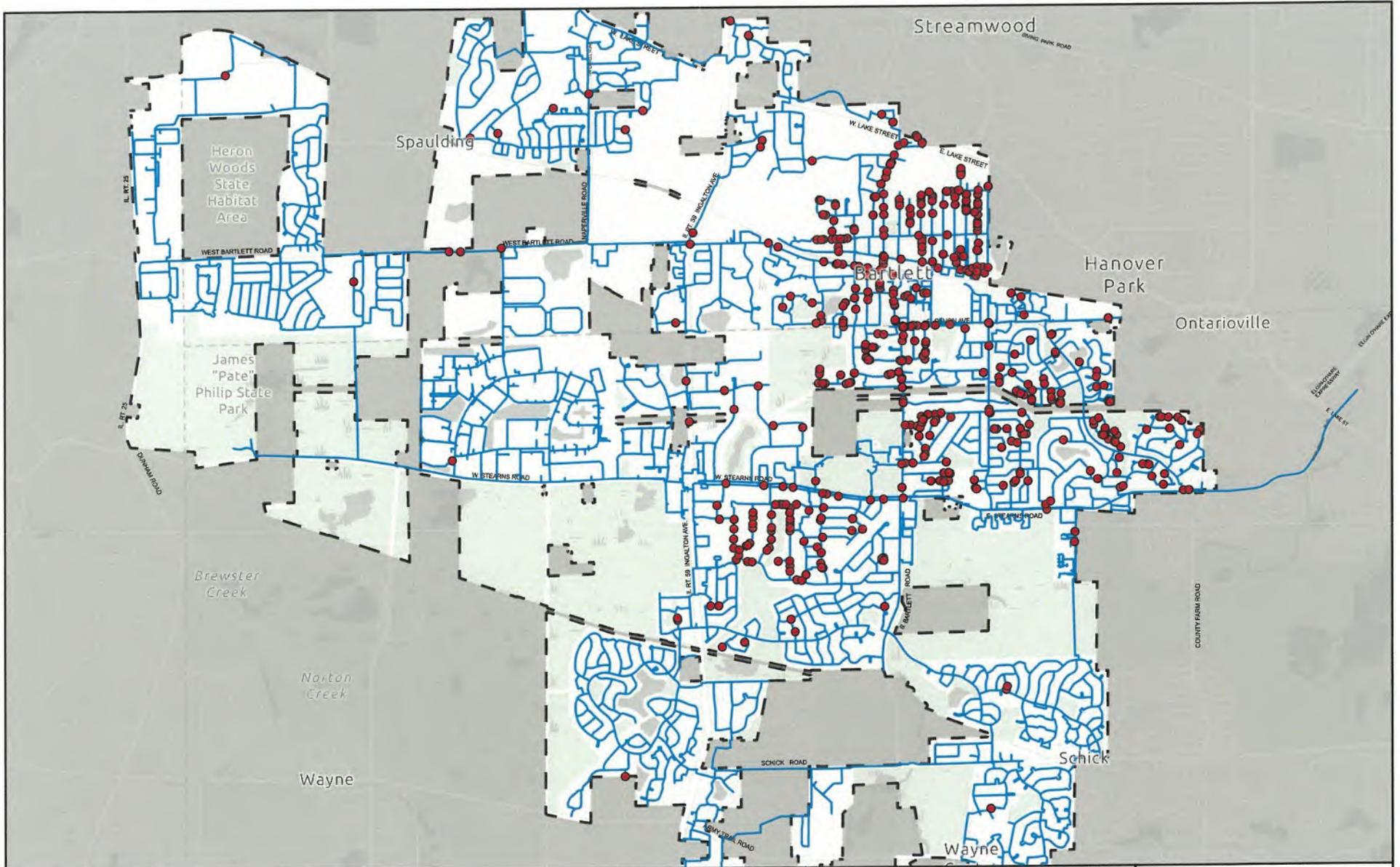


Water Main & Lead Service Replacement

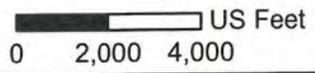


0 2,000 4,000 US Feet

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Water Main Breaks since 2005



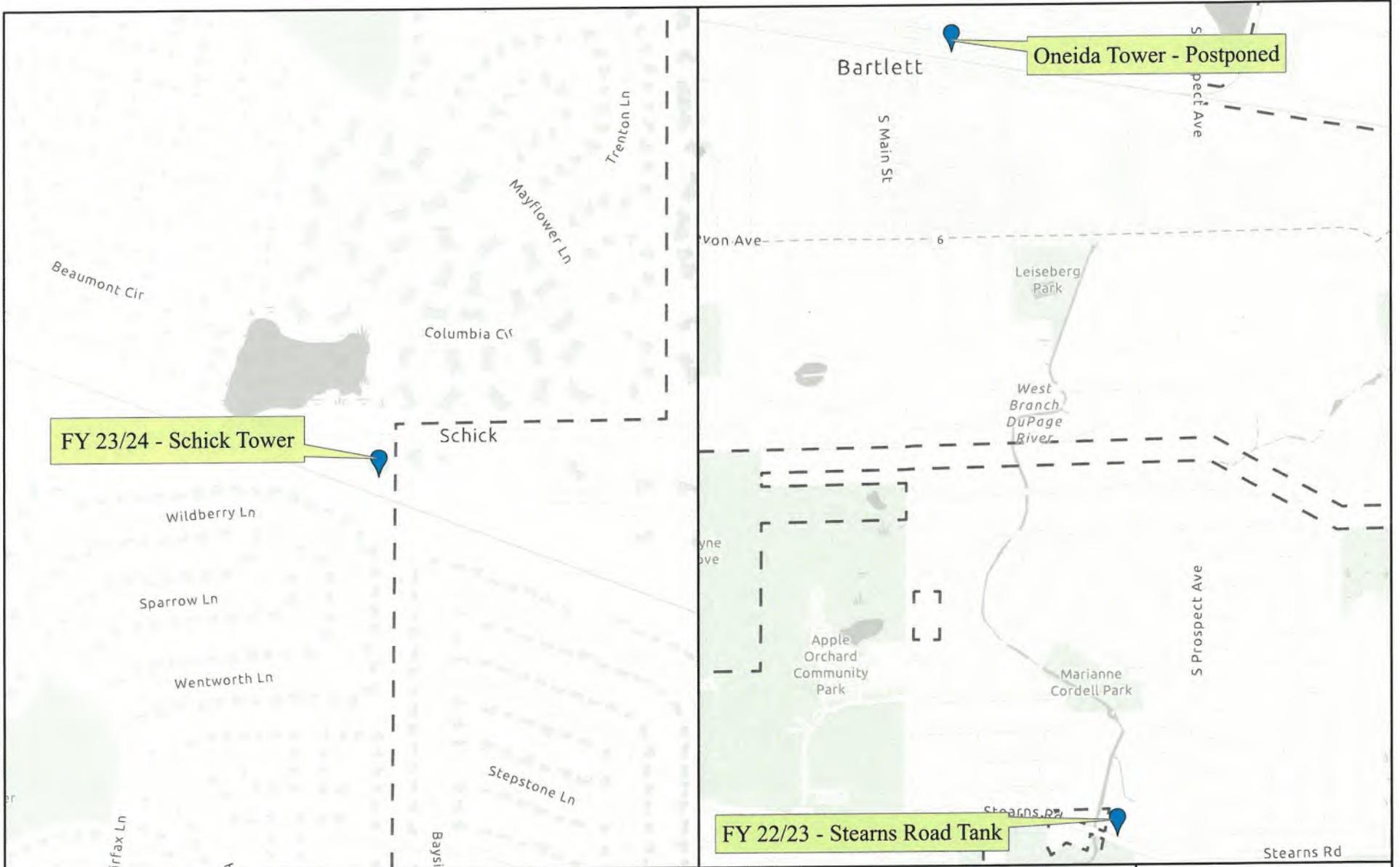
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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

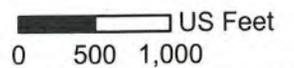
WATER MAIN & LEAD SERVICES REPLACEMENT

Description	<p>This multi-year project consists of replacing water mains that are experiencing frequent main breaks or have capacity concerns.</p> <p>FY 23/24- Valve replacement at Stearns Rd. & S. Bartlett Ave. FY 24/25- North Ave. & Oak Ave. water main & lead services replacement FY 25/26- Design year; locations TBD, construction in FY 26/27 FY 26/27- Approx. 10,000 linear feet of water main; locations TBD FY 27/28- Approx. 10,000 linear feet of water main; locations TBD Lead water service line replacements to meet EPA requirements</p>
Comments	<p>These areas have a history of frequent water main breaks which have resulted in disruption of service and property damage. This program will help reduce our unaccounted water percentage as required by IDNR Lake Michigan water allocation permit.</p>
Future Operating Budget Impact	<p>This project will not have a significant impact on the Operating budget.</p>

<i>Use of Funds</i>	<i>Prior Year Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction	\$ 1,105,904	\$ 100,000	\$ 3,000,000		\$ 2,000,000		\$ 6,205,904
Lead Service Replacements			200,000		200,000		
Contingencies		100,000	300,000	\$ 100,000	100,000	\$ 100,000	700,000
Engineering		100,000	100,000	100,000	100,000	100,000	500,000
Total	\$ 1,105,904	\$ 300,000	\$ 3,600,000	\$ 200,000	\$ 2,400,000	\$ 200,000	\$ 7,405,904
<i>Source of Funds</i>							
Water Fund	\$ 1,105,904	\$ 300,000	\$ 3,600,000	\$ 200,000	\$ 2,400,000	\$ 200,000	\$ 7,805,904
American Rescue Plan Act							
Total	\$ 1,105,904	\$ 300,000	\$ 3,600,000	\$ 200,000	\$ 2,400,000	\$ 200,000	\$ 7,805,904



Water Tower Painting



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

WATER TOWER PAINTING

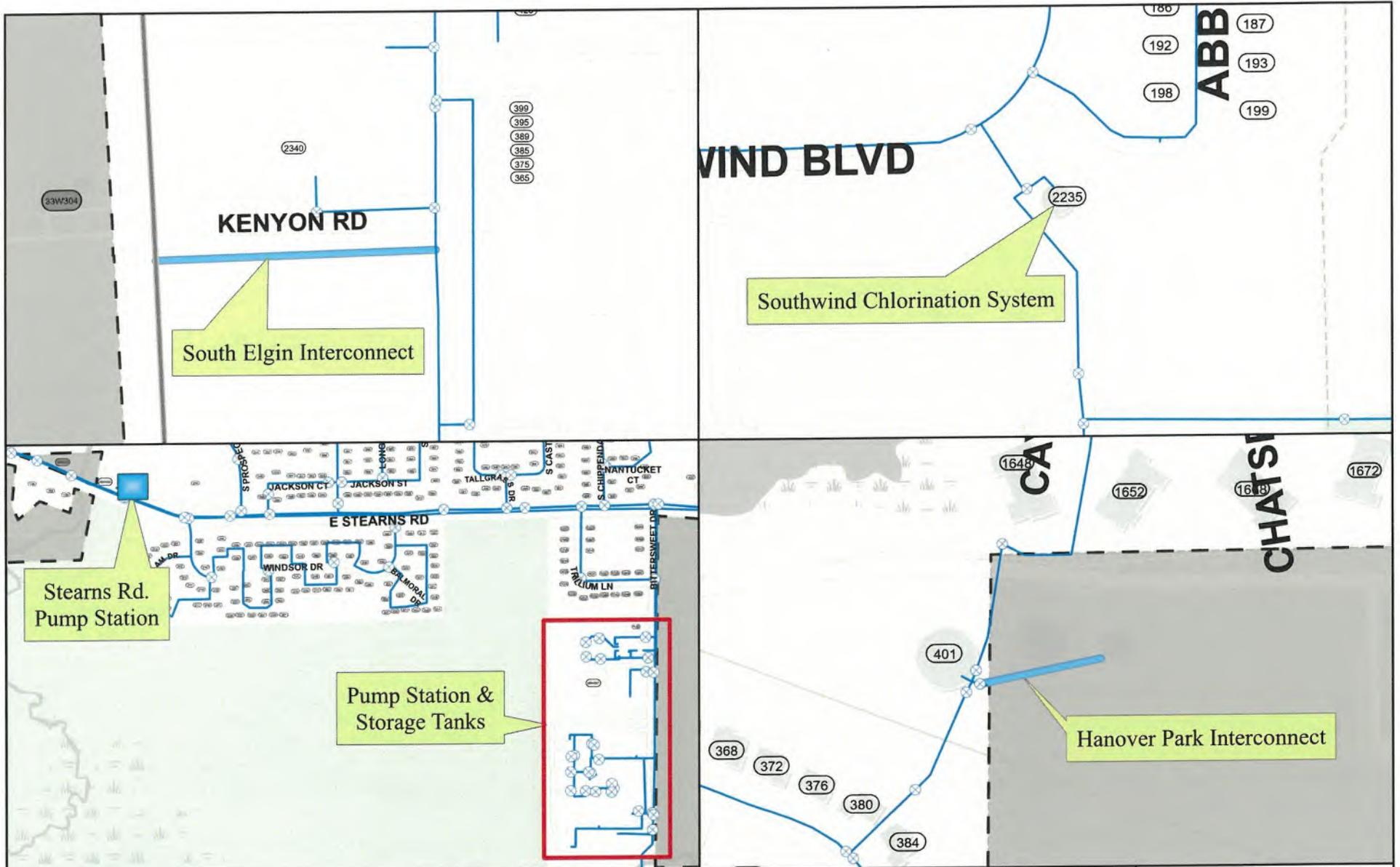
Description This multi-year project consists of sandblasting and painting some of our elevated and ground storage water tanks.

FY - Oneida Tower (postponed)
 FY22/23- Stearns Rd. Reservoir - (postponed until FY 25/26)
 FY 23/24 - FY 24/25 Schick Tower
 FY 27/28 - Southwind Tower

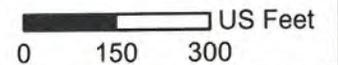
Comments The tanks will be inspected before painting to determine if any structural repairs are required.
 Water fund dollars have been reserved to fund this project.

Future Operating Budget Impact This project will not have a significant impact on the Operating budget.

<i>Use of Funds</i>	<i>Prior Years</i>	<i>Estimated</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
	<i>Actual</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Sandblasting/Painting	\$ 790,229		\$ 1,250,000	\$ 850,000	\$ 0	\$ 1,300,000	\$ 4,190,229
Contingencies			75,000	85,000		75,000	235,000
Engineering	39,549	\$ 30,000	30,000	30,000		30,000	159,549
Total	\$ 829,778	\$ 30,000	\$ 1,355,000	\$ 965,000	0	1,405,000	\$ 4,584,778
Source of Funds							
Water Fund	\$ 829,778	\$ 30,000	\$ 1,355,000	\$ 965,000	\$ 0	\$ 1,405,000	\$ 4,584,778
Total	\$ 829,778	\$ 30,000	\$ 1,355,000	\$ 965,000	\$ 0	\$ 1,405,000	\$ 4,584,778



Infrastructure Improvements Associated with Water Transition



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

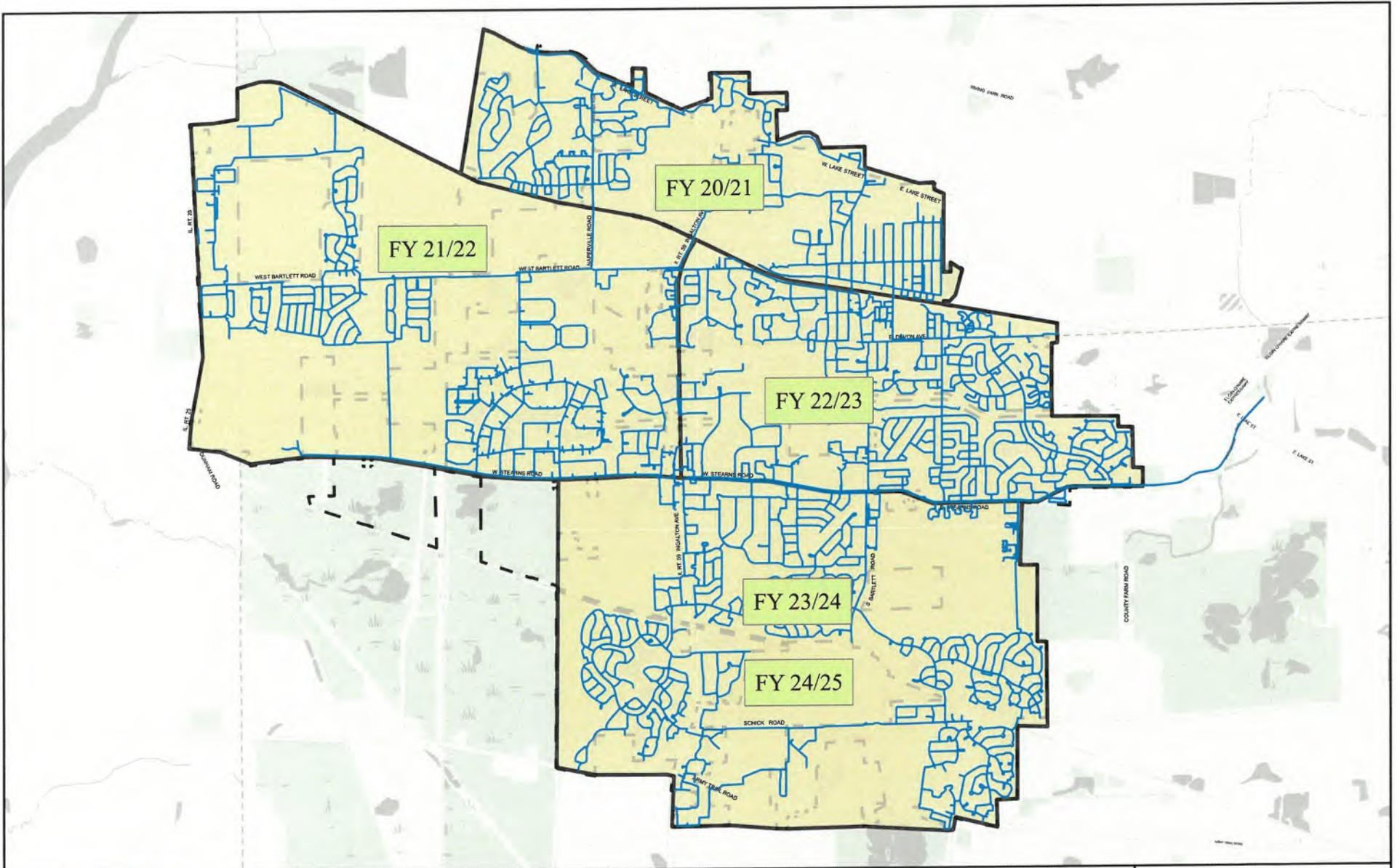
INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH WATER TRANSITION

Description This involves water infrastructure improvements needed after the transition to Lake Michigan water.
 New transmission water main improvements, 1.5 million gallon elevated water storage tank, and Bartlett system water main improvements including interconnects.

Comments We still have a few projects to complete - Stearns Rd. pump station upgrade, water tower, and water main extensions.

Operating Budget Impact These improvements will not have an impact on the operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Proposed For Future Years</i>					<i>Project Totals</i>
		<i>Estimated 23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
DWC Transmission Main/Meter Sta.	\$ 15,174,294						\$ 15,174,294
Pump Station, 3MG Storage Sank	8,242,383						8,242,383
Bartlett Water Main Improvements	5,662,568						5,662,568
Stearns Rd Pump Station Improvements	18,690	\$ 50,000	\$ 1,100,000				1,168,690
1.5 Million Gallon Elevated Tank					\$ 5,500,000		5,500,000
DWC Capital Buy-In	13,030,632						13,030,632
Hanover Park Interconnect		10,000	75,000				85,000
South Elgin Interconnect			75,000				75,000
Southwind Chlorination System			100,000				100,000
Total	\$ 42,128,567	\$ 60,000	\$ 1,350,000	\$ 0	\$ 5,500,000	\$ 0	\$ 49,038,567
Source of Funds							
DWC loans	\$ 31,870,410						\$ 31,870,410
IEPA Low Interest Loans	8,093,906				\$ 5,500,000		13,593,906
USEPA Grant	485,000						485,000
Water Fund	1,679,251	\$ 60,000	\$ 1,350,000				3,089,251
Total	\$ 42,128,567	\$ 60,000	\$ 1,350,000	\$ 0	\$ 5,500,000	\$ 0	\$ 49,038,567



Water Main Leak Survey and Associated Leak Repairs



0 2,000 4,000 US Feet

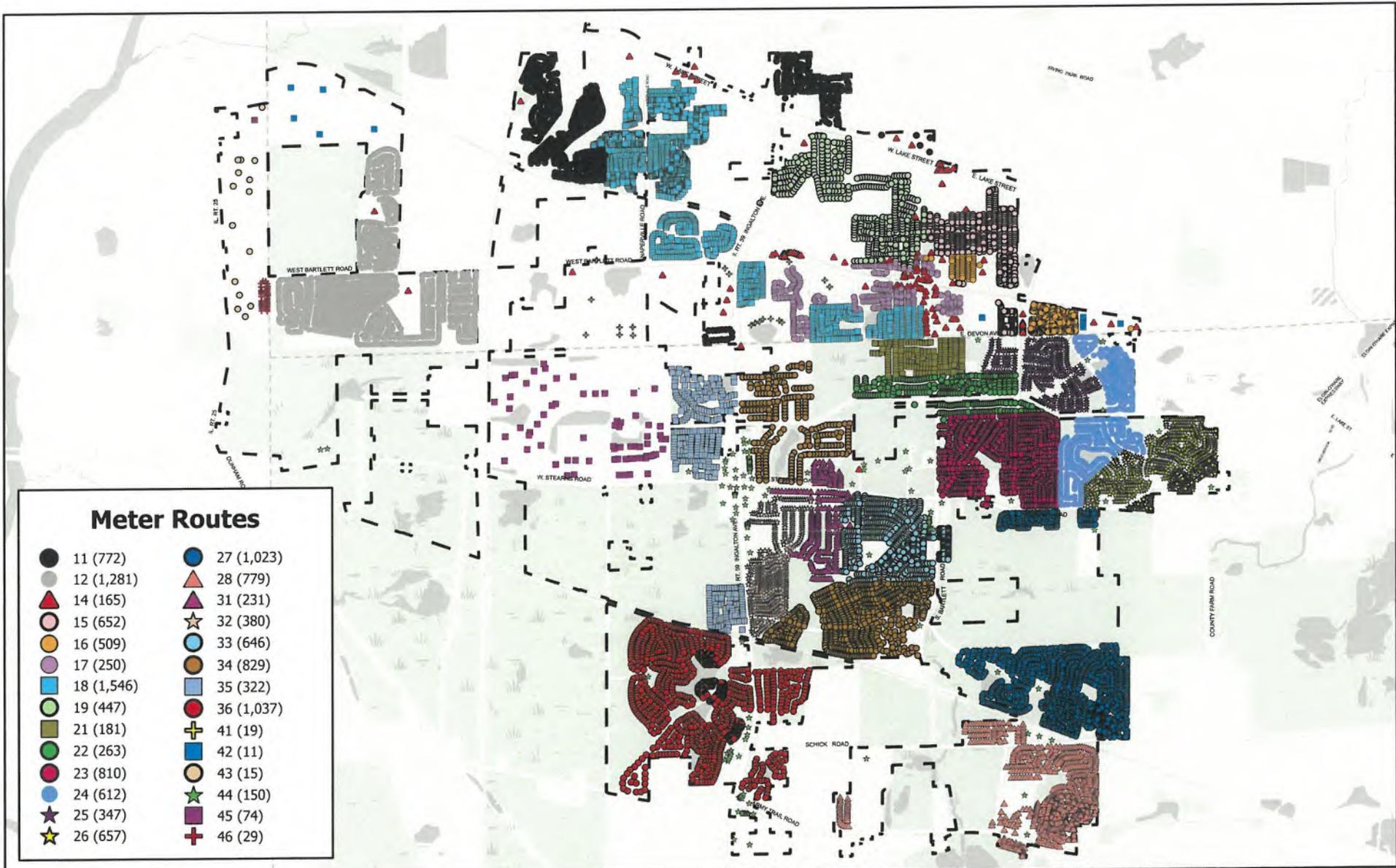
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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

WATERMAIN LEAK SURVEY AND ASSOCIATED LEAK REPAIRS

Description	<p>This multi-year project involves doing a comprehensive leak survey of our entire distribution system to help reduce our water loss. The entire system will be broken into zones and a leak monitoring system will monitor for leaks 24/7 allowing us to catch leaks earlier and minimize water loss.</p> <p>FY 22/23- Implement the leak monitoring system for our distribution system. FY 23/24- Add additional monitoring stations to reduce the zones of our distribution system. FY 24/25-27/28 Continue monitoring our distribution system.</p>
Comments	Leaks will be repaired as they are found. This program will help reduce water loss as required by the IDNR Lake Michigan water allocation permit.
Operating Budget Impact	These improvements will not have an impact on the operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
		<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Systemwide Leak Detection		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Survey approximately 50 miles of main	\$ 86,210						86,210
Repairs to leaks as they are found		25,000	25,000	25,000	25,000	25,000	125,000
Total	\$ 86,210	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 711,210
Source of Funds							
Water Fund	\$ 86,210	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 711,210
Total	\$ 86,210	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 711,210



Water Meter Changeout



0 2,000 4,000 US Feet

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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

WATER METER CHANGEOUT

Description	<p>This multi-year project involves replacing our entire meter system to a fixed network system. The entire system will be replaced over a 3-year period.</p> <p>The village replaced water meters in early 2000's and is in need of replacing the meters based on a ~20 year life cycle. The current system the meters are read through a drive around town, We are proposing to replace the meters with a system that would allow communication through a fixed network or cellular that would avoid driving around town.</p> <p>FY 22/23- Begin adding antennas and replacing meters FY 23/24- Continue the replacement program FY 24/25- Continue the replacement program FY 25/26- Continue the replacement program</p>
Comments	This will help reduce water loss from meter malfunctions and allow better communication with customers with more frequent meter information.
Operating Budget Impact	This improvement will reduce the amount of time the water crew will be reading meters and allow more time for maintenance of the system.

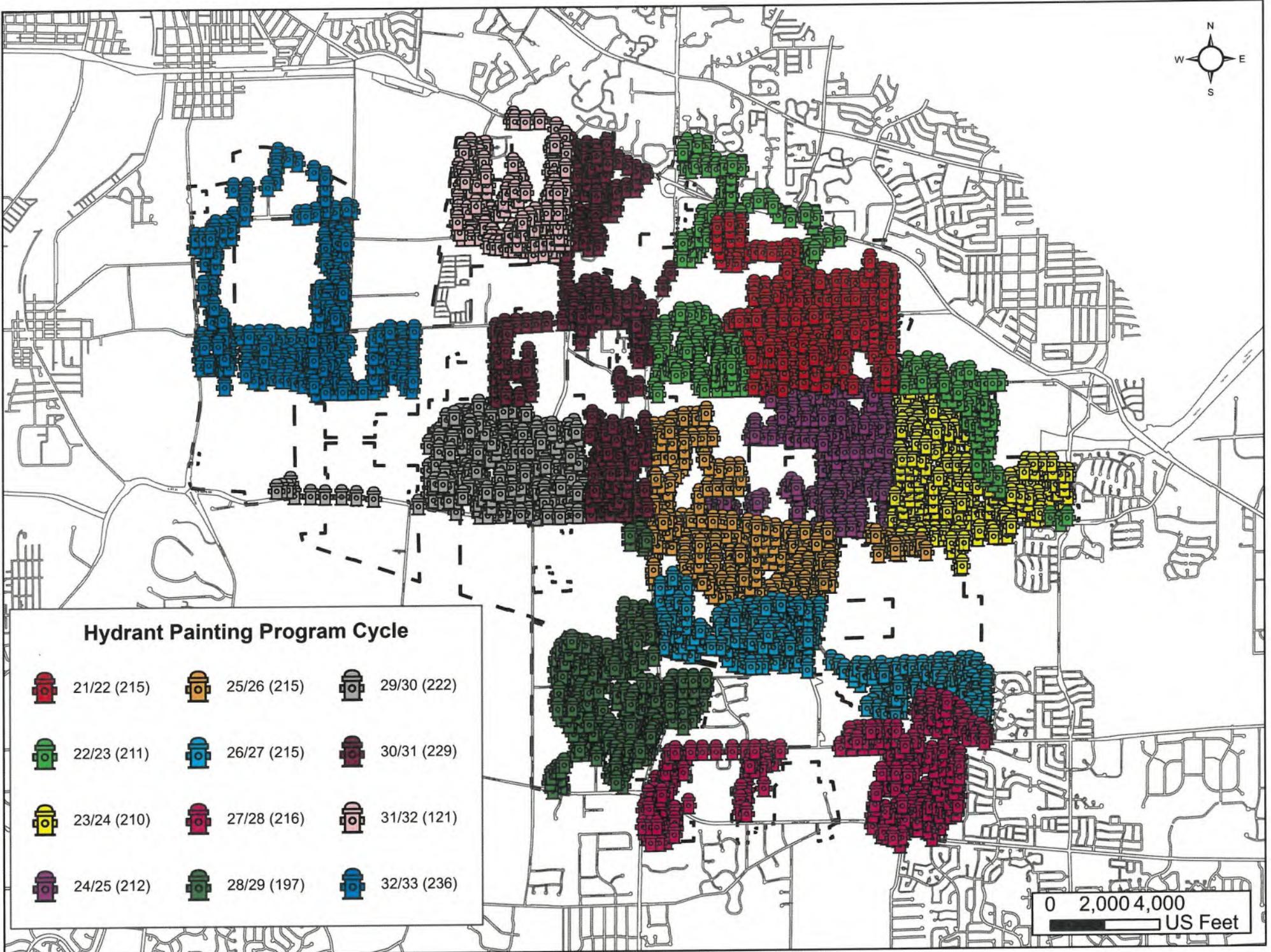
Use of Funds	Prior Years	Estimated	Proposed For Future Years				Project Totals
	Actual	23/24	24/25	25/26	26/27	27/28	
Meters Replaced	\$ 22,954	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 0	\$ 6,022,954
Total	\$ 22,954	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 0	\$ 6,022,954
Source of Funds							
Water Fund	\$ 22,954	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 0	\$ 5,022,954
ARPA Funds		500,000	500,000				1,000,000
Total	\$ 22,954	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 0	\$ 6,022,954

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

INFRASTRUCTURE REMOVALS ASSOCIATED WITH WATER TRANSITION

Description	<p>This multi-year project involves abandonment of infrastructure no longer needed now that we transitioned to 100% purchased water.</p> <p>Abandon and Remove Main St. Wells 1 & 2, Pump Station, Iron Filters, and Reservoir Abandon and Properly Seal Wells 5, 7, and 8 (Well 7 WRT Removal) Removal of Oneida Water Tower & Maintenance Garage</p>
Comments	These facilities are no longer needed and may provide areas for new business developments or other uses more useful to the village.
Operating Budget Impact	These improvements will reduce the operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
		<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Main St. Removals		\$ 50,000	\$ 250,000	\$ 0		\$ 0	\$ 300,000
Abandonment of Well 7					\$ 75,000		75,000
Abandonment of Wells 1,2, 5, 8	\$ 131,676	125,000					256,676
Oneida Water Tower Removal					\$ 300,000		300,000
							0
Total	\$ 131,676	\$ 175,000	\$ 250,000	\$ 0	\$ 375,000	\$ 0	\$ 931,676
<i>Source of Funds</i>							
Water Fund	\$ 131,676	\$ 175,000	\$ 250,000	\$ 0	\$ 375,000	\$ 0	\$ 931,676
Total	\$ 131,676	\$ 175,000	\$ 250,000	\$ 0	\$ 375,000	\$ 0	\$ 931,676



Hydrant Painting Program Cycle

	21/22 (215)		25/26 (215)		29/30 (222)
	22/23 (211)		26/27 (215)		30/31 (229)
	23/24 (210)		27/28 (216)		31/32 (121)
	24/25 (212)		28/29 (197)		32/33 (236)

0 2,000 4,000
US Feet

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

HYDRANT PAINTING PROGRAM

Description This multi-year project will be to maintain all of the village's fire hydrants. A joint bid may be utilized to help lower the cost of painting. There are approximately 2,369 fire hydrants

FY 22/23- Northeast Area
 FY 23/24- Southwest Area
 FY 24/25- Northwest Area
 FY 25/26- Southeast Area
 FY 26/27- Northeast Area

Comments This program will follow the same areas of our leak detection each year.

Future Operating Budget Impact This project will not have a significant impact on the Operating budget.

Use of Funds	Prior Year Actual	Estimated	Proposed For Future Years				Project Totals
		23/24	24/25	25/26	26/27	27/28	
Painting in Zone	\$ 19,430	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 244,430
Total	\$ 19,430	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 244,430
Source of Funds							
Water Fund	\$ 19,430	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 244,430
Total	\$ 19,430	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 244,430



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

Sewer Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

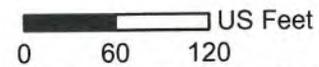
Sewer Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Facility Plan Update/Phosphorous Removal</i>	19	\$ 79,857					\$ 79,857
<i>Sanitary Sewer System Rehabilitation</i>	21	1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	5,000,000
<i>Devon Excess Flow Plant Rehabilitation</i>	23	5,650,000	5,600,000				11,250,000
<i>Lift Station Upgrades and Rehabilitation</i>	25	900,000	180,000	700,000	80,000	600,000	2,460,000
<i>Bittersweet WWTP Facility Plan Improvements</i>	27	11,717,179	4,275,000				15,992,179
<i>Total</i>		\$ 19,347,036	\$ 11,055,000	\$ 1,700,000	\$ 1,080,000	\$ 1,600,000	\$ 34,782,036

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Sewer Fund</i>	\$ 979,857	\$ 1,280,000	\$ 1,700,000	\$ 1,080,000	\$ 1,600,000	\$ 6,639,857
<i>2019 Bonds</i>	5,650,000	3,600,000				9,250,000
<i>American Rescue Plan Act</i>	1,000,000	2,500,000				3,500,000
<i>IEPA Low Interest Rate Loan</i>	11,717,179	3,675,000				15,392,179
<i>Total</i>	\$ 19,347,036	\$ 11,055,000	\$ 1,700,000	\$ 1,080,000	\$ 1,600,000	\$ 34,782,036



Facility Plan Update & Phosphorus Removal



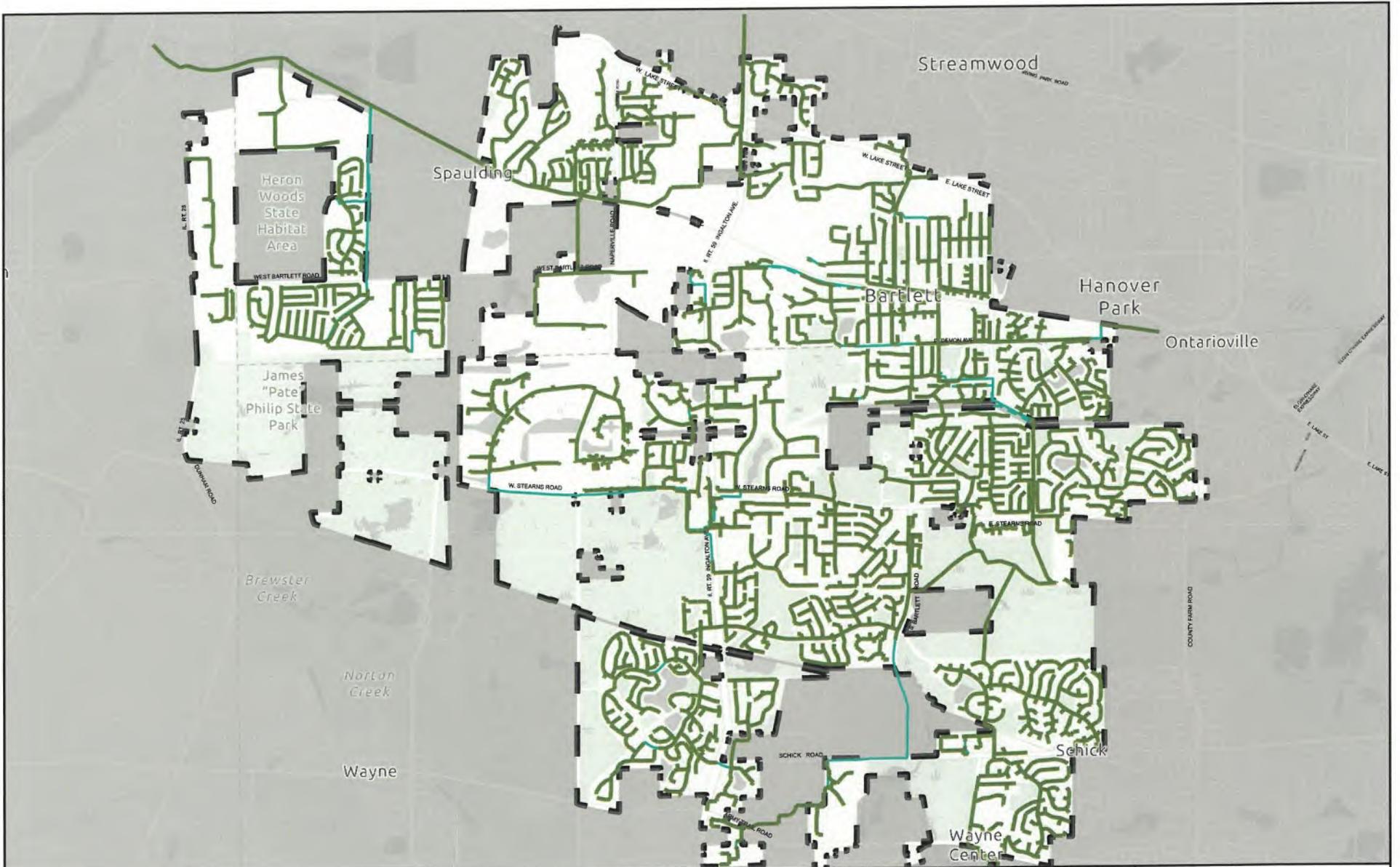
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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

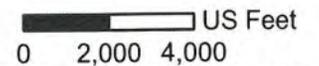
FACILITY PLAN UPDATE & PHOSPHOROUS REMOVAL

Description	This project consists of updating the wastewater treatment plant's facility plan and reviewing the Phosphorous Removal System to be utilized at the Bittersweet Treatment Plant. The IEPA phosphorous limits for wastewater plant effluent have been added to our NPDES permit.
Comments	<p>The village approved the Special Conditions that the DuPage River Salt Creek Workgroup (DRSCW) negotiated with the IEPA. This gives us until ~2025 to implement phosphorus removal.</p> <p>The costs below represent the dues payment to DRSCW for the project implementation plan that was approved by the IEPA for improvements along the DuPage River and Salt Creek. The treatment plant upgrade is underway.</p>
Future Operating Budget Impact	The upgrade to the treatment plant includes biological phosphorus removal, however, we may need to add chemicals as well. The primary impact will be increased chemical and electrical costs, if necessary.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Engineering	\$ 229,739						\$ 229,739
Contingencies							
DRSCW Dues	372,639	\$ 79,857					452,496
Total	\$ 602,378	\$ 79,857					\$ 682,235
<i>Source of Funds</i>							
Sewer Fund	\$ 602,378	\$ 79,857					\$ 682,235
Total	\$ 602,378	\$ 79,857					\$ 682,235



Sanitary Sewer System Rehabilitation



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

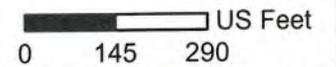
SANITARY SEWER SYSTEM REHABILITATION

Description	This project consists of evaluating the condition of the sanitary sewer collection system throughout the village. As our collection system ages, leaks develop in pipes that allow excess water into the system during rain events. These excess flows cause back-ups in homes and overflow manholes. The excess water results in excursions at our plants and increases our treatment costs. The evaluation will identify those areas within the collection system that contribute to this problem. MWRD requires tributary municipalities to develop short-term and long-term sanitary sewer rehabilitation programs to deal with excessive flows.
Comments	With the use of our sewer camera and flow monitors we are able to determine which areas of the collection system need maintenance and put projects together to line manholes and sewers. We will also smoke test areas to determine sources excess inflow. The village will continue a program where the homeowner shares a cost in lining of the lateral service (85/15-not to exceed \$10,000), which would reduce I&I.
Future Operating Budget Impact	No increase to the collection system maintenance costs

<i>Use of Funds</i>	<i>Prior Year Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction (replacement & lining)	\$ 804,216	\$ 725,000	\$ 725,000	\$ 725,000	\$ 725,000	\$ 725,000	\$ 4,429,216
Engineering		100,000	100,000	100,000	100,000	100,000	500,000
Contingencies		50,000	50,000	50,000	50,000	50,000	250,000
Flow Monitoring & MH Inspection Study		75,000	75,000	75,000	75,000	75,000	375,000
Private Lateral Line		50,000	50,000	50,000	50,000	50,000	250,000
Total	\$ 804,216	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,804,216
<i>Source of Funds</i>							
Sewer Fund	\$ 304,216		\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 3,804,216
American Rescue Plan Act	500,000	\$ 1,000,000	500,000				2,000,000
Total	\$ 804,216	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,804,216



Devon Excess Flow Plant Rehabilitation



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

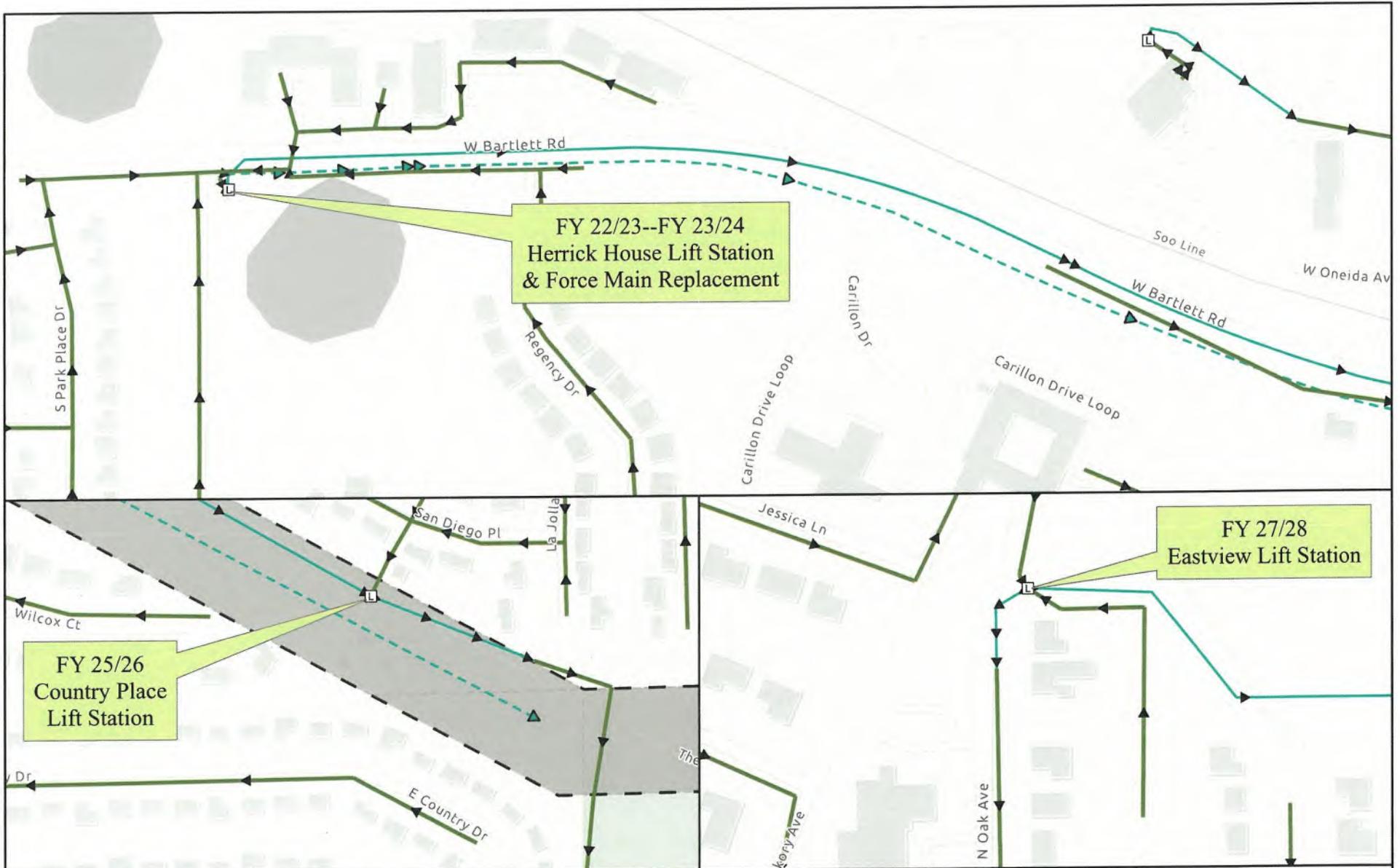
DEVON EXCESS FLOW PLANT REHABILITATION

Description This project consists of a new lift station and force main to allow all excess Cook County flow to travel to the Bittersweet WRF. This allows us to eliminate the Devon excess flow facility and the IEPA permit that we have been in violation with.

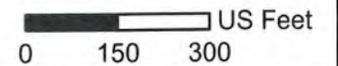
Comments After much discussion with MWRD, it has been determined that the most cost effective option is to build a new lift station and force main and pump the excess flow to the Bittersweet WRF.

Future Operating Budget Impact No impact to operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction		\$ 5,000,000	\$ 5,100,000				\$ 10,100,000
Engineering	\$ 714,071	500,000	350,000				1,564,071
Contingencies		150,000	150,000				300,000
Total	\$ 714,071	\$ 5,650,000	\$ 5,600,000				\$ 11,964,071
Source of Funds							
Bond Issue		\$ 5,650,000	\$ 3,600,000				\$ 9,250,000
Sewer Fund	\$ 714,071						714,071
American Rescue Plan Act			2,000,000				2,000,000
Total	\$ 714,071	\$ 5,650,000	\$ 5,600,000				\$ 11,964,071



Lift Station Upgrades and Rehabilitation



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

LIFT STATION UPGRADES AND REHABILITATION

Description These projects consist of improving the condition and safety of the lift stations:

Herrick House Lift Station & Force Main Replacement - postponed due to high prices of materials - 2022/2023
Country Place Lift Station -2025/2026
Eastview Lift Station-2027/2028
Lift Station TBD -

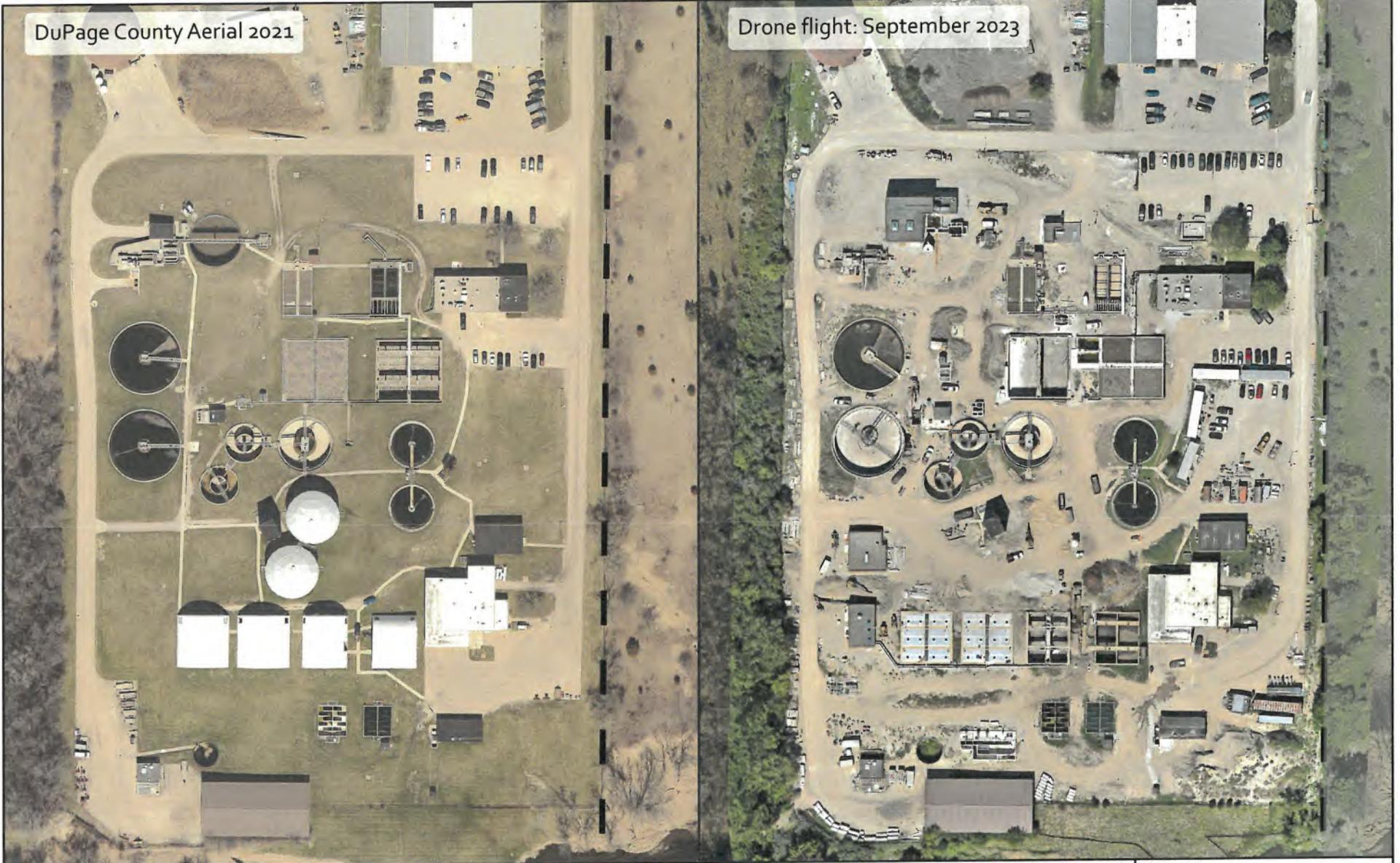
Comments This project will decrease the safety risks of entering underground lift station wet wells.

Future Operating Budget Impact This project may decrease the collection system maintenance costs.

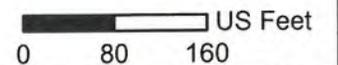
<i>Use of Funds</i>	<i>Prior Year Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction	\$ 755,480	\$ 850,000	\$ 100,000	\$ 550,000		\$ 450,000	\$ 2,705,480
Engineering	111,015	50,000	70,000	100,000	\$ 70,000	100,000	501,015
Contingencies			10,000	50,000	10,000	50,000	120,000
Total	\$ 866,495	\$ 900,000	\$ 180,000	\$ 700,000	\$ 80,000	\$ 600,000	\$ 3,326,495
Source of Funds							
Sewer Fund	\$ 866,495	\$ 900,000	\$ 180,000	\$ 700,000	\$ 80,000	\$ 600,000	\$ 3,326,495
Total	\$ 866,495	\$ 900,000	\$ 180,000	\$ 700,000	\$ 80,000	\$ 600,000	\$ 3,326,495

DuPage County Aerial 2021

Drone flight: September 2023



Bittersweet WWTP Facility Plan Improvements



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

BITTERSWEET WWTP FACILITY PLAN IMPROVEMENTS

Description Necessary equipment replacement for compliance of NPDES Permit:
 Tertiary Filters upgrade
 Influent Screening/Grit Removal
 Blower Replacement & Aerobic Digester Rehabilitation
 Primary/Secondary Treatment
 Disinfection
 Excess Flow Treatment
 Phosphorus Removal Upgrades
 Miscellaneous Site Upgrades

Comments We have been approved for an IEPA Low Interest Loan (\$37 M)

Future Operating Budget Impact No significant Increase to Operating Budget

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction	\$ 22,409,359	\$ 10,717,179	\$ 3,000,000				\$ 36,126,538
Engineering	3,107,228	1,000,000	375,000				4,482,228
Contingencies			900,000				900,000
Total	\$ 25,516,588	\$ 11,717,179	\$ 4,275,000				\$ 41,508,767
Source of Funds							
IEPA Low Interest Loan	\$ 21,607,821	\$ 11,717,179	\$ 3,675,000				\$ 37,000,000
Sewer Fund	3,908,767		600,000				4,508,767
Total	\$ 25,516,588	\$ 11,717,179	\$ 4,275,000				\$ 41,508,767



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

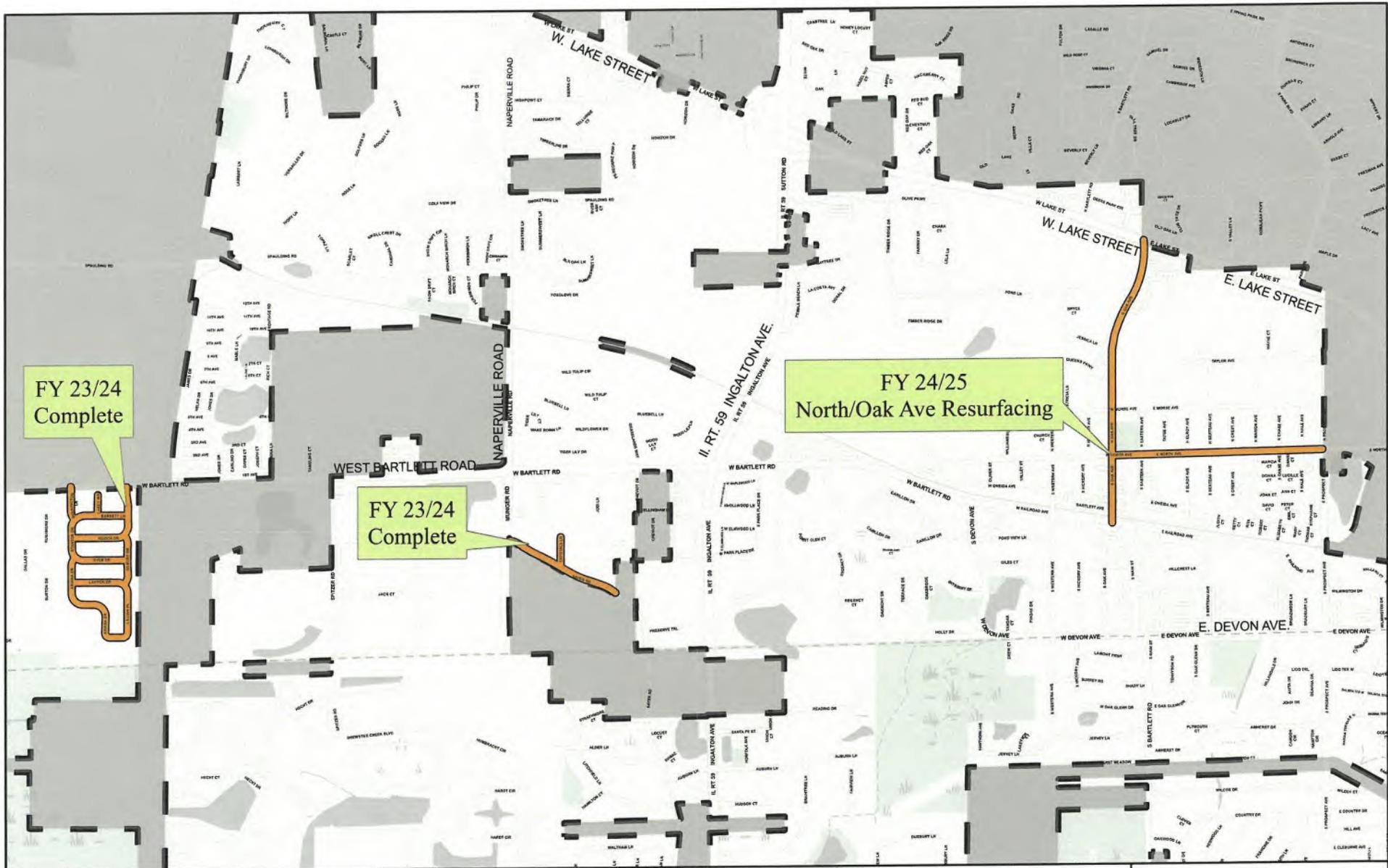
Street Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Street Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>MFT Maintenance Program</i>	30	\$ 1,375,000	\$ 900,000	\$ 4,125,000	\$ 625,000	\$ 4,125,000	\$ 11,150,000
<i>IDOT Intersection Improvements</i>	32	200,000	475,000				675,000
<i>North Ave & Oak Ave Resurfacing</i>	34	60,000	100,000	2,368,000			2,528,000
<i>Bike Path Maintenance</i>	36	100,000	50,000	50,000	50,000	50,000	300,000
<i>Parking Lot Improvements</i>	38	215,000	700,000	475,000	225,000		1,615,000
<i>Downtown Sidewalk Renovation</i>	40		150,000	150,000	150,000	150,000	600,000
<i>Oak Avenue Parking Lots</i>	42	500,000					500,000
<i>Metra Area Landscaping/Sidewalk Improvements</i>	45	20,000	500,000				520,000
<i>Town Center Improvements</i>	47	20,000	175,000	125,000	125,000		445,000
Total		\$ 2,490,000	\$ 3,050,000	\$ 7,293,000	\$ 1,175,000	\$ 4,325,000	\$ 18,333,000

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>MFT Fund</i>	\$ 1,700,000	\$ 1,850,000	\$ 5,210,400	\$ 625,000	\$ 3,076,023	\$ 12,461,423
<i>STP Fund</i>			1,657,600			1,657,600
<i>Grant Funding</i>		150,000				150,000
<i>Municipal Building Fund</i>	650,000	150,000				800,000
<i>General Fund</i>	105,000	890,000	415,000	540,000	1,238,977	3,188,977
<i>Park District</i>	35,000	10,000	10,000	10,000	10,000	75,000
Total	\$ 2,490,000	\$ 3,050,000	\$ 7,293,000	\$ 1,175,000	\$ 4,325,000	\$ 18,333,000



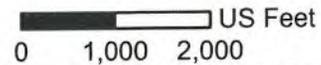
FY 23/24
Complete

FY 23/24
Complete

FY 24/25
North/Oak Ave Resurfacing



MFT Maintenance Program



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

MFT MAINTENANCE PROGRAM

Description	This annual maintenance program includes general patching, curb and gutter repairs, bituminous resurfacing, handicap ramp replacement, pavement preservation sealing and crack sealing.
Comments	Streets for FY 24/25 through FY 27/28 will be selected based on our annual inspection process. We are looking at alternating our Street Program and our Water Main Replacement Program (1 year Streets, and no Water Main and then the following year Water Main, no Streets) This will allow us to have larger projects and minimize number of projects our engineering division needs to design and bid each year.
Future Operating Budget Impact	This project should not have a significant impact on the Operating budget

<i>Use of Funds</i>	<i>Prior Year Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Milling/Resurfacing	\$ 1,433,894	\$ 750,000		\$ 3,500,000		\$ 3,500,000	\$ 9,183,894
Concrete	184,413	200,000	\$ 200,000	200,000	\$ 200,000	200,000	1,184,413
Pavement Preservation	109,654	150,000	150,000	150,000	150,000	150,000	859,654
Pavement Marking		50,000	50,000	50,000	50,000	50,000	250,000
Crack Sealing	1,850	75,000	150,000	75,000	75,000	75,000	451,850
Engineering		150,000	350,000	150,000	150,000	150,000	950,000
Total	\$ 1,729,811	\$ 1,375,000	\$ 900,000	\$ 4,125,000	\$ 625,000	\$ 4,125,000	\$ 12,879,811
<i>Source of Funds</i>							
MFT Fund	\$ 415,490	\$ 1,375,000	\$ 900,000	\$ 4,125,000	\$ 625,000	\$ 3,076,023	\$ 10,516,513
Rebuild IL	1,314,321						1,314,321
General Fund						1,048,977	1,048,977
Total	\$ 1,729,811	\$ 1,375,000	\$ 900,000	\$ 4,125,000	\$ 625,000	\$ 4,125,000	\$ 12,879,811



IDOT Intersection Improvements



0 450 900 1,800 US Feet

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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

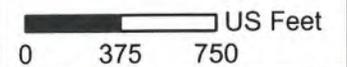
IDOT INTERSECTION IMPROVEMENTS

Description	These intersection improvement projects typically include traffic signals, utility relocations, sidewalk and curb replacements, multi-use or bike path additions, street light adjustments, pavement markings, as well as new asphalt or concrete pavement. The following locations are in the planning or design stage: 1) Route 20 and Oak 2) Route 25 and W. Bartlett Road 3) Route 59 and W. Bartlett Road
Comments	Route 59 & W. Bartlett Rd. Intersection Improvements are scheduled to start spring 2023. The Village is including street lights at the intersection to improve visibility at night. Route 25 is scheduled to be resurfaced in 2023. Lake St. is in Phase 2 design to improve the intersections at Oak Ave. and Bartlett Ave.
Future Operating Budget Impact	

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Route 59 and Route 20	\$ 100,517						\$ 100,517
Route 59 and Stearns	24,509						24,509
Route 59 and W. Bartlett Road	400,542	\$ 200,000	\$ 50,000				650,542
Route 59 and Army Trail Road	16,297						16,297
Lake St. at Oak & Bartlett			400,000				400,000
Route 25 & W. Bartlett Road			25,000				25,000
Total	\$ 541,865	\$ 200,000	\$ 475,000				\$ 1,216,865
Source of Funds							
Developer Deposits	\$ 182,453						\$ 182,453
MFT Fund	359,412	\$ 200,000	\$ 475,000				1,034,412
General Fund							
Total	\$ 541,865	\$ 200,000	\$ 475,000				\$ 1,216,865



North Ave. & Oak Ave. Resurfacing



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

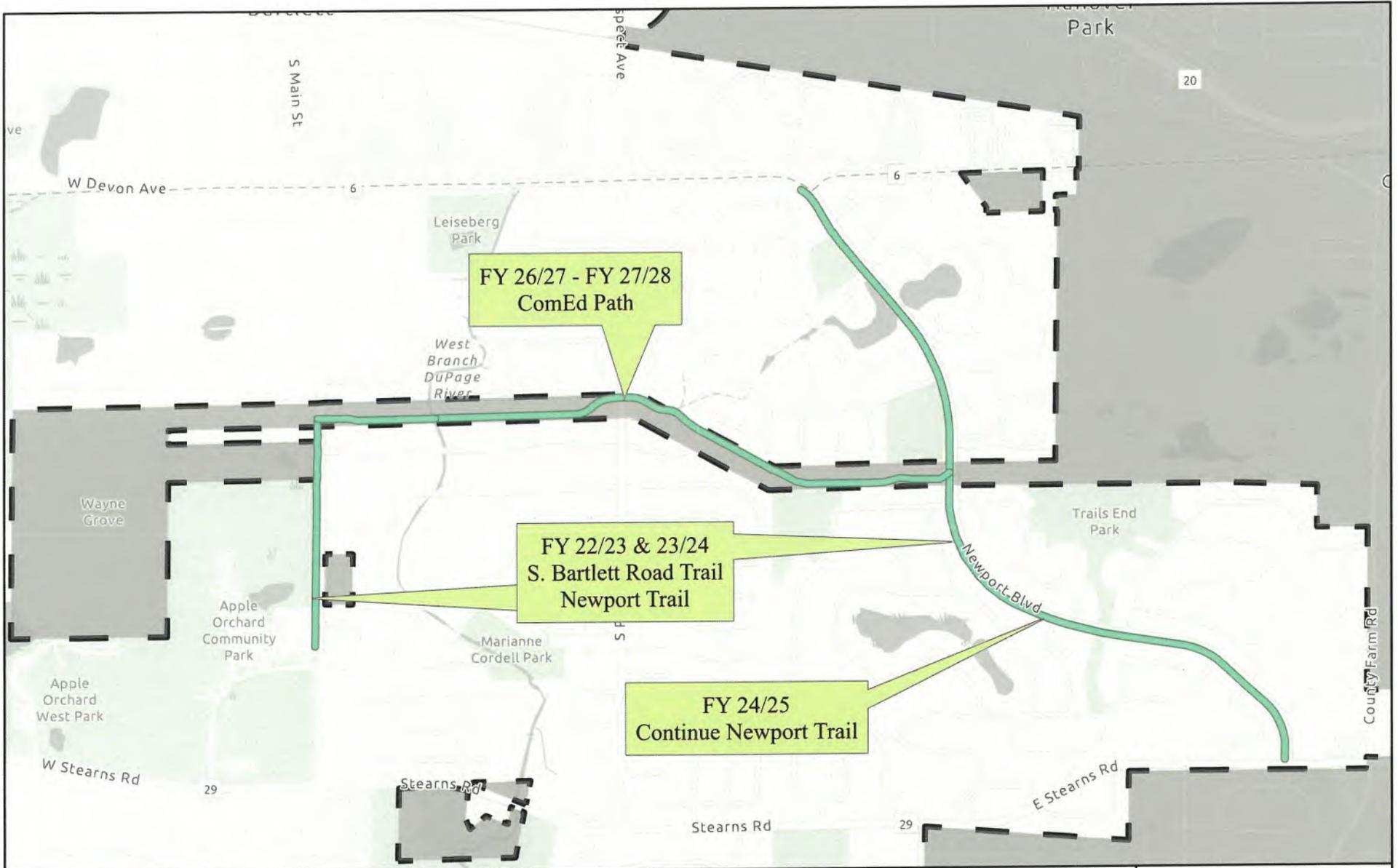
NORTH AVE & OAK AVE RESURFACING

Description This project includes general patching, curb and gutter repairs, level binder, bituminous resurfacing, handicap ramp replacement and miscellaneous patching. The project includes the eastern portion of North Avenue, between Oak and Prospect and Oak Ave. from Lake St. to Railroad Ave. It is planned that this work will be completed during the summer of 2025 pending STP funding.

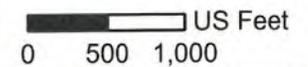
Comments The funding source for this project is Surface Transportation Funds (STP) that require a 30% local match. The funding is available through the Northwest Municipal Conference.

Future Operating Budget Impact This project should not have a significant impact on the Operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction				\$ 1,968,000			\$ 1,968,000
Engineering		\$ 60,000	\$ 100,000	200,000			360,000
Contingencies				200,000			200,000
Total		\$ 60,000	\$ 100,000	\$ 2,368,000			\$ 2,528,000
Source of Funds							
STP Funds				\$ 1,657,600			\$ 1,657,600
MFT Funds		\$ 60,000	\$ 100,000	710,400			870,400
Streamwood's Share							
Total		\$ 60,000	\$ 100,000	\$ 2,368,000			\$ 2,528,000



Bike Path Maintenance



Created by: GIS, 11/2023

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

BIKE PATH MAINTENANCE

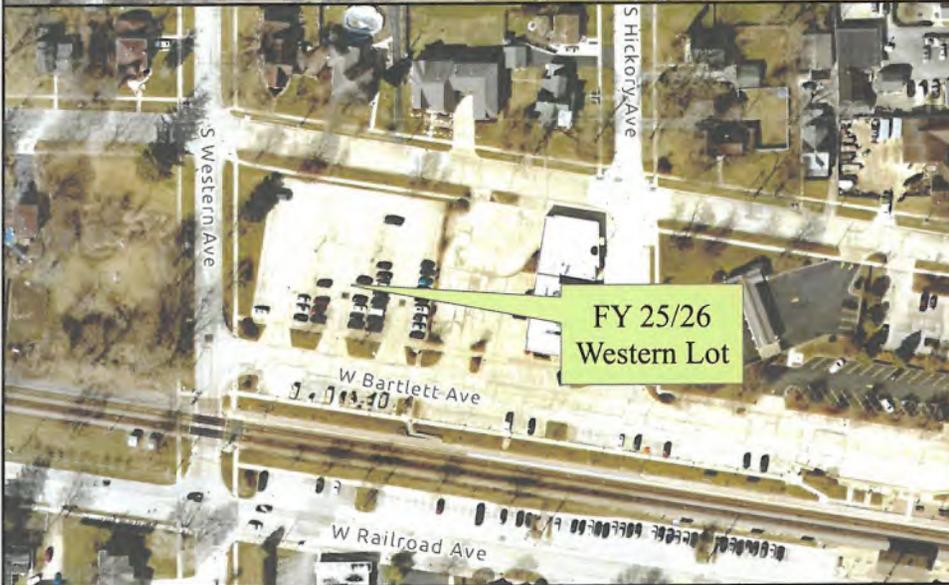
Description This project consists of maintaining the existing bike paths the village is responsible to maintain. Maintenance will include resurfacing, crackfilling, sealcoating, etc.

FY 2023-24 S. Bartlett Rd. Trail / Newport Trail (continued)
 FY 2024-25 Continue with Newport Trail and Struckman Trail
 FY 2025-26 Continue on remaining 8' path sections
 FY 2026-27 ComEd Path (Bartlett Trail)
 FY 2027-28 ComEd Path (Bartlett Trail)

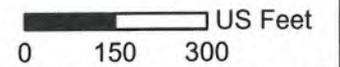
Comments Many of the bike paths within the village are maintained by the village and the Park District. We plan to continue this, however, we believe the amount needs to be increased in order to keep up with the nearly 15 miles of bike path we have.

Future Operating Budget Impact This project should not have a significant impact on the Operating budget.

Use of Funds	Prior Years Actual	Estimated 23/24	Proposed For Future Years				Project Totals
			24/25	25/26	26/27	27/28	
Construction		\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
Total		\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
Source of Funds							
General Fund		\$ 65,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 225,000
Park District		35,000	10,000	10,000	10,000	10,000	75,000
Grant Income							
Total		\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000



Parking Lot Improvements



VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

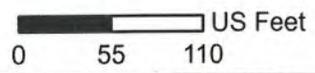
PARKING LOT IMPROVEMENTS

Description	We have several parking lots that are ours to maintain. This program includes resurfacing, crackfilling, and sealcoating the lots as needed.
Comments	FY 2022/23- Cemetery resurfacing and Oneida & Oak parking lot FY 2024-26 Ruzicka Parking Lot FY 2024/25 Resurfacing of Koehler Field lots FY 2025/26 Oneida & Western Commuter Lot FY 2026/27 To be determined
Future Operating Budget Impact	No impact to operating budget

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Village Hall Lots	\$ 99,514						\$ 99,514
Public Works Employee Lots			\$ 300,000				300,000
Kohler Fields	19,600				\$ 225,000		244,600
Ruzicka Lot			\$ 375,000	\$ 375,000			750,000
Cemetary curb/drive		\$ 40,000					40,000
Oneida & Oak Lot		150,000					150,000
Oneida & Western Commuter Lot				100,000			100,000
Contingencies		25,000	25,000				50,000
Total	\$ 119,114	\$ 215,000	\$ 700,000	\$ 475,000			\$ 1,734,114
Source of Funds							
MFT Fund	\$ 19,600	\$ 65,000	\$ 375,000	\$ 375,000			\$ 834,600
General Fund	99,514		175,000	100,000	\$ 225,000		599,514
Municipal Building Fund		150,000	150,000				300,000
Total	\$ 119,114	\$ 215,000	\$ 700,000	\$ 475,000	\$ 225,000		\$ 1,734,114



Downtown Sidewalk Renovation & Town Center Improvement



Created by: GIS, 11/2023

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

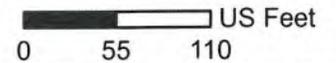
DOWNTOWN SIDEWALK RENOVATION

Description	Renovation of the sidewalks in the downtown to minimize the trip hazards. This project will replace the sidewalk and bricks with new sidewalk and brick ribbons similar to what was done at the corner of Oak & Railroad.
Comments	The plan is to replace the sidewalk in a multi-year program starting with the section along Railroad Ave. to Main St.
Future Operating Budget Impact	No major operating budget impacts.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Sidewalk & Brick Pavers			\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Engineering			25,000	25,000	25,000	25,000	100,000
Contingencies			25,000	25,000	25,000	25,000	100,000
Total			\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
Source of Funds							
General Fund			\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
Total			\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000



Oak Ave. Parking Lots



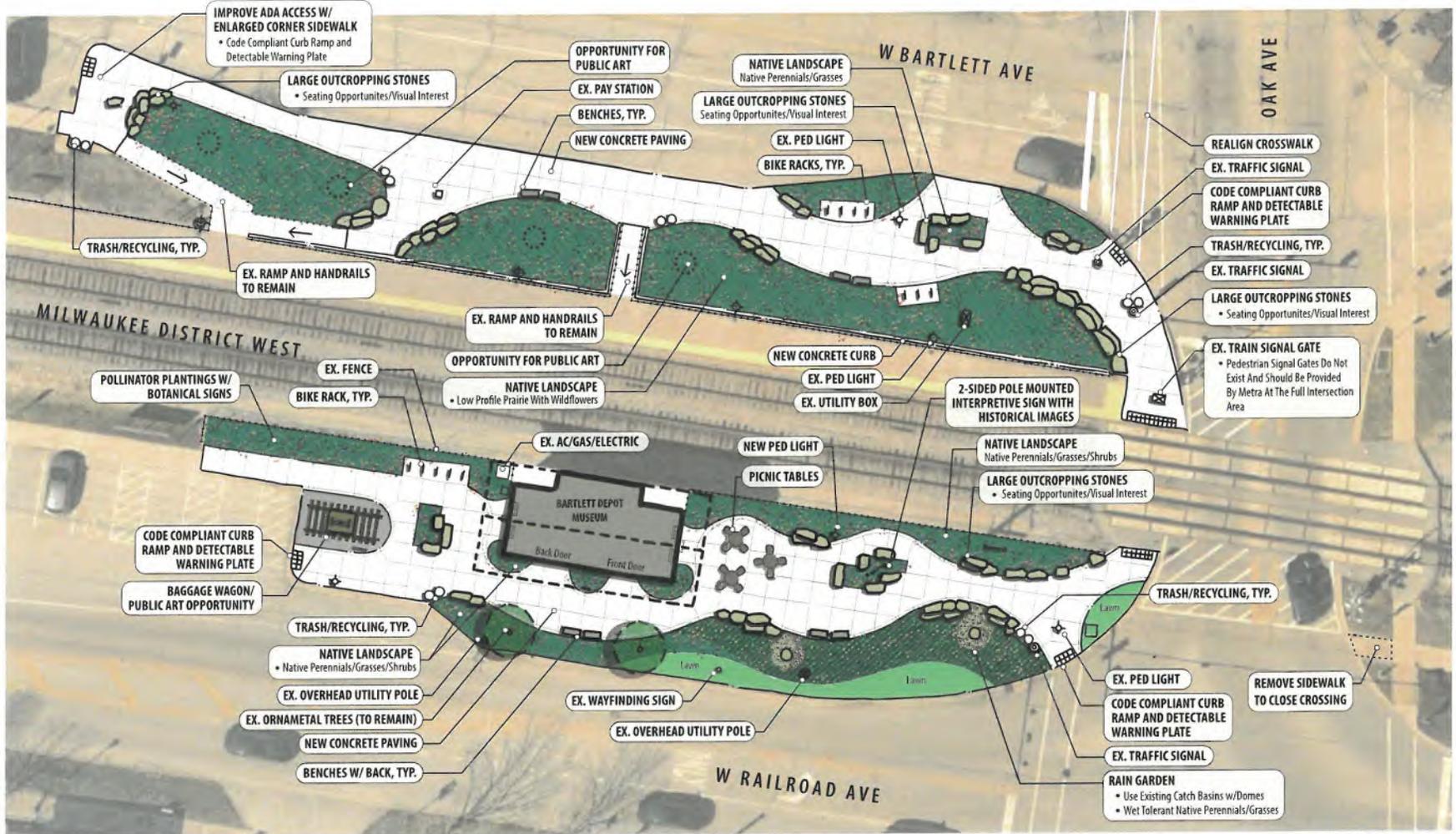
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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

OAK AVENUE PARKING LOTS

Description	This project consists of constructing a public parking lot on the recently purchased vacant lot on South Oak Avenue south of the Banbury Fair parking lot.
Comments	Currently under construction.
Future Operating Budget Impact	No impact to operating budget

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Engineering	\$ 7,850						\$ 7,850
Construction		\$ 450,000					450,000
Contingency		50,000					50,000
Total	\$ 7,850	\$ 500,000					\$ 507,850
Source of Funds							
Municipal Building Fund	\$ 7,850	\$ 500,000					\$ 507,850
Total	\$ 7,850	\$ 500,000					\$ 507,850



Village of Bartlett, Illinois
Bartlett Depot Museum Streetscape Concept Plan

Preferred Concept Plan

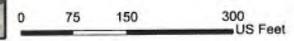


October 18, 2023

SIDEWALK RESTORATION BARTLETT, ILLINOIS



■ Greenspace (~15,000 sq. ft.)
■ Sidewalk 5' Replacement (~13,300 sq. ft.)
 Total Linear Feet: 2,660



VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

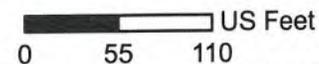
METRA AREA LANDSCAPING/SIDEWALK IMPROVEMENTS

Description	Replacing concrete with additional landscaping to create an improved space and creating safer walkways for commuters coming to and from the train station.
Comments	This project, in conjunction with a partnership with Metra, will replace and extend the sidewalks per the Transit-Oriented Development (TOD) Plan to create safer walking areas around the Metra Station, and also improving and updating the landscaped areas surrounding the station and downtown. An IGA was signed with Metra to assist in the costs of this improvement.
Future Operating Budget Impact	No major operating budget impacts.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Engineering/Architect		\$ 20,000					\$ 20,000
Sidewalk Replacement			\$ 300,000				300,000
Landscaping			150,000				150,000
Contingencies			50,000				50,000
Total		\$ 20,000	\$ 500,000				\$ 520,000
Source of Funds							
Grant Funds - Metra			\$ 150,000				\$ 150,000
General Fund		\$ 20,000	350,000				370,000
Total		\$ 20,000	\$ 500,000				\$ 520,000



Downtown Sidewalk Renovation & Town Center Improvement



Created by: GIS, 11/2023

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

TOWN CENTER IMPROVEMENTS

Description	Replacing fountain, sidewalk, and landscaping to create an improved space and creating safer walkways.
Comments	This project will replace the fountain and park amenities to improve and update the landscaped areas within the Town Center area.
Future Operating Budget Impact	No major operating budget impacts.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Engineering/Architect		\$ 20,000	\$ 50,000				\$ 70,000
Sidewalk Replacement			50,000	\$ 50,000	\$ 50,000		150,000
Landscaping			50,000	50,000	50,000		150,000
Contingencies			25,000	25,000	25,000		75,000
Total		\$ 20,000	\$ 175,000	\$ 125,000	\$ 125,000		\$ 445,000
Source of Funds							
General Fund		\$ 20,000	\$ 175,000	\$ 125,000	\$ 125,000		\$ 445,000
Total		\$ 20,000	\$ 175,000	\$ 125,000	\$ 125,000		\$ 445,000



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

Economic Development Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

Economic Development Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Brewster Creek Business Park</i>	50	\$ 1,000,000	\$ 100,000				\$ 1,100,000
<i>Bluff City/Blue Heron Public Improvements</i>	52	1,200,000	2,300,000				3,500,000
<i>Total</i>		\$ 2,200,000	\$ 2,400,000	\$ 0	\$ 0	\$ 0	\$ 4,600,000

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Brewster Creek TIF Fund</i>	\$ 1,000,000	\$ 100,000				\$ 1,100,000
<i>Bluff City TIF Fund</i>	1,200,000	2,300,000				3,500,000
<i>Total</i>	\$ 2,200,000	\$ 2,400,000	\$ 0	\$ 0	\$ 0	\$ 4,600,000

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

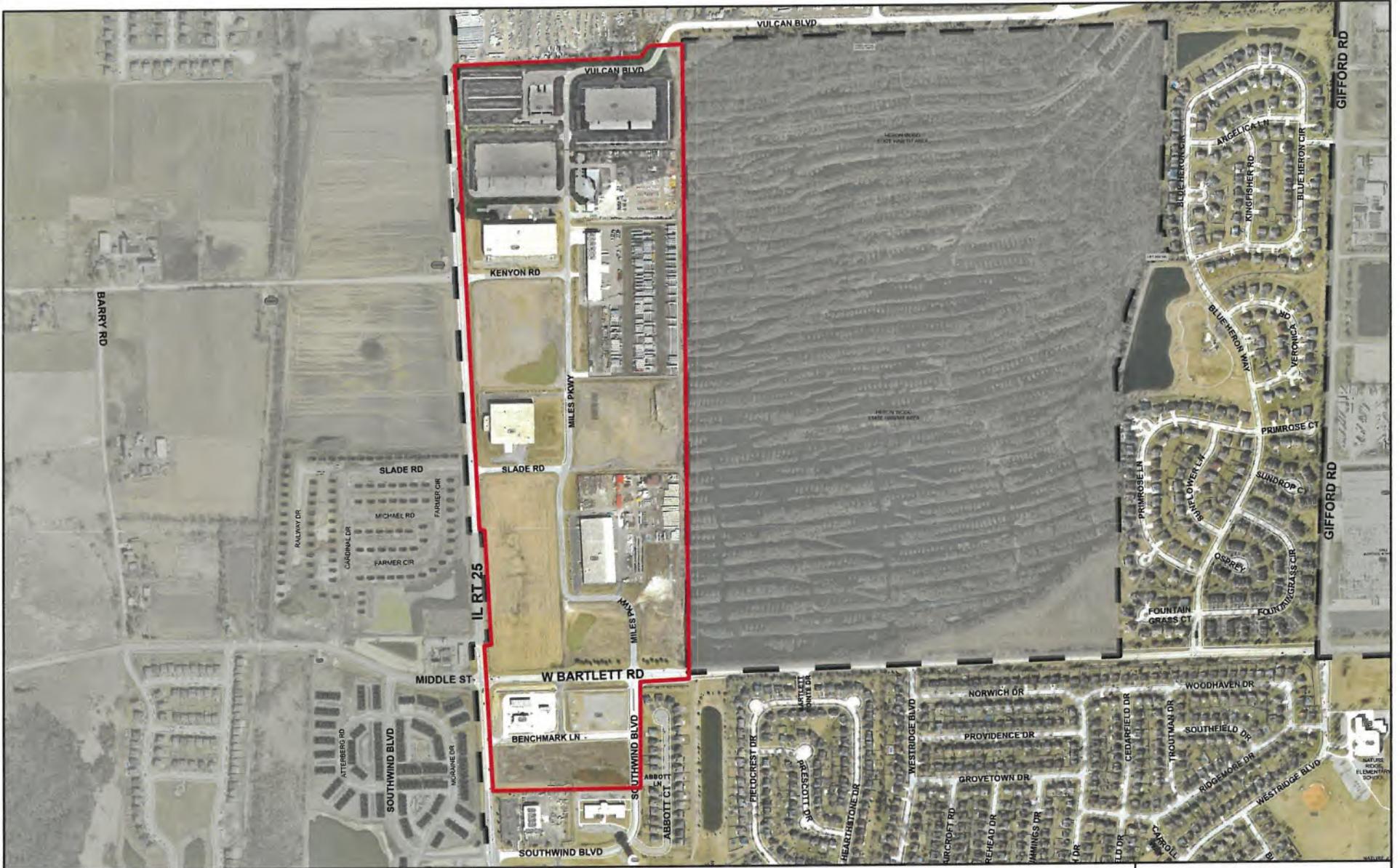
BREWSTER CREEK BUSINESS PARK PUBLIC IMPROVEMENTS

Description The original TIF budget of \$30,000,000 for public improvements was increased to \$48,000,000 in July of 2020. Site preparation represents the largest share and includes filling in the mining pit. Other on-site improvements include sanitary sewers, watermains, storm sewers, internal roadways, wetland mitigation, street lighting, parkway trees, signage, and landscaping. Off site improvements include improvements to Old Munger Road, Spitzer Road, West Bartlett Road intersection, Stearns Road intersection, Road "A", sanitary lift station and force main, Road "A" watermain. The Tax Increment Financing District is scheduled to expire in 2022.

Comments A fifth developer note in the amount of \$3,000,000 was issued in September of 2020.

Future Operating Budget Impact

Use of Funds	Prior Years Actual	Estimated 23/24	Proposed For Future Years				Project Totals
			24/25	25/26	26/27	27/28	
Sanitary Sewer/Water Distribution	\$ 2,175,255						\$ 2,175,255
Wetland Mitigation	3,299,019						3,299,019
Roadways	2,849,978	\$ 1,000,000	\$ 100,000				3,949,978
Site Preparation - Earthwork	32,727,997						32,727,997
Signs & Landscaping	1,193,668						1,193,668
Total	\$ 42,245,917	\$ 1,000,000	\$ 100,000				\$ 43,345,917
Source of Funds							
Brewster Creek TIF Fund	\$ 42,245,917	\$ 1,000,000	\$ 100,000				\$ 43,345,917
Total	\$ 42,245,917	\$ 1,000,000	\$ 100,000				\$ 43,345,917



Bluff City/Blue Heron Public Improvements



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

BLUFF CITY/BLUE HERON PUBLIC IMPROVEMENTS

Description The village created the Bluff City Tax Increment Financing District in March 2009. The site preparation/land reclamation/soil remediation required to fill the former quarry site represents the largest portion of the Financing and Redevelopment Agreement of. Additional infrastructure improvements including the completion of Southwind Blvd., and the installation of the water distribution system, storm and sanitary sewers will be necessary prior to the land development of the TIF site.

Comments The site reclamation/earthwork is key to the development of the project.

Future Operating Budget Impact The project is being financed with the developer notes that will be repaid from the tax increment as the property develops. There should be no impact on the Operating budget.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Site Preparation - Earthwork	\$ 6,528,052	\$ 1,000,000	\$ 2,000,000				\$ 9,528,052
Roadways/Traffic Signals	1,715,264	100,000	100,000				1,915,264
Sanitary Sewer and Water	1,317,619						1,317,619
Engineering	380,860	50,000	100,000				530,860
Contingencies		50,000	100,000				150,000
Total	\$ 9,941,795	\$ 1,200,000	\$ 2,300,000				\$ 13,441,795
Source of Funds							
Bluff City TIF Fund	\$ 9,941,795	\$ 1,200,000	\$ 2,300,000				\$ 13,441,795
Total	\$ 9,941,795	\$ 1,200,000	\$ 2,300,000				\$ 13,441,795



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

Golf Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

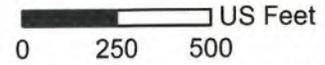
Golf Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Irrigation System Replacement</i>	55	\$ 740,000	\$ 1,659,600				\$ 2,399,600
<i>Total</i>		\$ 740,000	1,659,600	\$ 0	\$ 0	\$ 0	\$ 2,399,600

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Developer Deposits Loan</i>	\$ 740,000	\$ 1,659,600				\$ 2,399,600
<i>Total</i>	\$ 740,000	\$ 1,659,600	\$ 0	\$ 0	\$ 0	\$ 2,399,600



Irrigation System Replacement



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

IRRIGATION SYSTEM REPLACEMENT

Description	Design and engineer a new automated irrigation system to replace current system which its life expectancy is nearing for the PVC pipe and has exceeded by 10+ years for the irrigation control system, wiring, sprinkler heads, fittings and swing joints.
Comments	New system will use the latest technology in sprinkler heads, pumps, computer controls (GPS) and piping (HDPE) that has a much longer life expectancy than PVC. HDPE pipe life expectancy is 50+ years. Due to the age of the current system, upkeep has become very labor intensive with many PVC leaks and broken irrigation sprinklers throughout the golf course.
Future Operating Budget Impact	

Use of Funds	Prior Years Actual	Estimated 23/24	Proposed For Future Years				Project Totals
			24/25	25/26	26/27	27/28	
Engineering Construction	\$ 15,750	\$ 740,000	\$ 1,659,600				\$ 2,415,350
Total	\$ 15,750	\$ 740,000	\$ 1,659,600				\$ 2,415,350
Source of Funds							
Developer Deposits Loan	\$ 15,750	\$ 740,000	\$ 1,659,600				\$ 2,415,350
Total	\$ 15,750	\$ 740,000	\$ 1,659,600				\$ 2,415,350



Village of Bartlett, Illinois

Capital Improvements Program

2024-2028

Other Projects

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

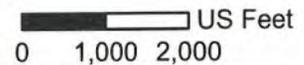
Other Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>Stormwater System Improvements/Maint.</i>	58	\$ 880,000	\$ 575,000	\$ 825,000	\$ 1,575,000	\$ 575,000	\$ 4,430,000
<i>Schick Road/West Branch DuPage River Bridge</i>	60	250,000	275,000		1,950,000	1,850,000	4,325,000
<i>Cemetery Columbarium</i>	62	120,000					120,000
<i>Municipal Building Improvements</i>	64	455,000	475,000	275,000			1,205,000
Total		\$ 1,705,000	\$ 1,325,000	\$ 1,100,000	\$ 3,525,000	\$ 2,425,000	\$ 10,080,000

<i>Sources of Funds</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>FY 2027-28</i>	<i>Five Year Total</i>
<i>MFT Fund</i>	\$ 50,000	\$ 55,000		\$ 390,000	\$ 370,000	\$ 865,000
<i>General Fund</i>	1,000,000	575,000	\$ 825,000	1,575,000	575,000	4,550,000
<i>STP Funds</i>	200,000	220,000		1,560,000	1,480,000	3,460,000
<i>Municipal Building Fund</i>	455,000	475,000	275,000			1,205,000
Total	\$ 1,705,000	\$ 1,325,000	\$ 1,100,000	\$ 3,525,000	\$ 2,425,000	\$ 10,080,000



Stormwater System Improvements/Maintenance



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VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

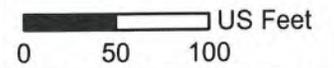
STORMWATER SYSTEM IMPROVEMENTS/MAINTENANCE

Description	This is to be an annual program to maintain the village's existing storm sewer system and provide for any new sewer/inlet/catch basins that become necessary. This will include residential or small drainage projects as well utilizing our 50/50 program. Our most recent NPDES permit requires us to monitor storm discharge points, increase street and catch basin maintenance/cleaning and provide documentation for these and other water quality items. An engineering consultant may be needed to complete future projects. We are working with DuPage County to satisfy other elements of the NPDES requirements.
Potential Projects	Country Creek streambank stabilization, Ford Lane pond dredging, Munger Rd. & Newport Blvd. culvert replacements.
Comments	Storm system mapping and data collection ongoing.
Future Operating Budget Impact	We have estimated an annual increase of \$100,000 up to \$400,000 in order to properly maintain the large storm system and meet all NPDES requirements.

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Construction	\$ 245,294						\$ 245,294
Engineering	12,913	\$ 5,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	217,913
Country Creek	87,351	150,000	300,000	300,000	300,000	300,000	1,437,351
Oneida Pond	44,581	200,000					244,581
Ford Lane Pond Dredging				150,000			150,000
Newport Blvd. Culvert Replacement				100,000	1,000,000		1,100,000
Munger Rd. Culvert Replacement	33,473	450,000					483,473
Storm Sewer	26,046	50,000	150,000	150,000	150,000	150,000	676,046
Contingencies	4,475	25,000	75,000	75,000	75,000	75,000	329,475
Total	\$ 454,133	\$ 880,000	\$ 575,000	\$ 825,000	\$ 1,575,000	\$ 575,000	\$ 4,884,133
<i>Source of Funds</i>							
General Fund	\$ 454,133	\$ 880,000	\$ 575,000	\$ 825,000	\$ 1,575,000	\$ 575,000	\$ 4,884,133
Total	\$ 454,133	\$ 880,000	\$ 575,000	\$ 825,000	\$ 1,575,000	\$ 575,000	\$ 4,884,133



Schick Road/DuPage River Bridge Engineering Study



Created by: GIS, 11/2023

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

SCHICK ROAD/WEST BRANCH DUPAGE RIVER BRIDGE ENGINEERING STUDY

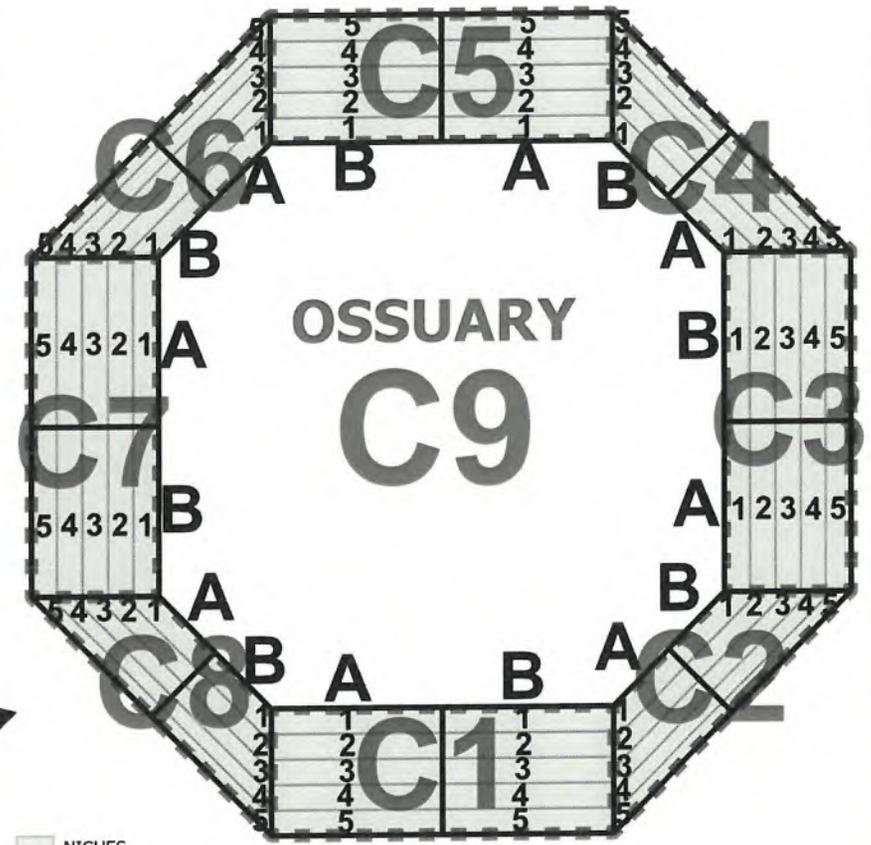
Description	This project includes only the engineering study or structural investigation of the Schick Road-West Branch DuPage River Bridge. A recent inspection of the structure indicated that the existing deck beams are due for replacement. An evaluation is required to determine what is necessary to complete the replacement and rehabilitation.
Comments	IDOT is requiring that the bridge be inspected every 6 months. We are applying for STP-Bridge funds through IDOT. Our share would be 20% if we are approved for funding.
Operating Budget Impact	

Use of Funds	Prior Years Actual	Estimated 23/24	Proposed For Future Years				Project Totals
			24/25	25/26	26/27	27/28	
Engineering Study	\$ 77,625						\$ 77,625
Design Engineering		\$ 150,000	\$ 125,000				275,000
Construction					\$ 1,800,000	\$ 1,700,000	3,500,000
Construction Engineering					150,000	150,000	300,000
Contingency		100,000	150,000				250,000
Total	\$ 77,625	\$ 250,000	\$ 275,000	\$ 0	\$ 1,950,000	\$ 1,850,000	\$ 4,402,625
Source of Funds							
MFT Funds	\$ 77,625	\$ 50,000	\$ 55,000		\$ 390,000	\$ 370,000	\$ 942,625
STP Funds		200,000	220,000		1,560,000	1,480,000	3,460,000
Total	\$ 77,625	\$ 250,000	\$ 275,000	\$ 0	\$ 1,950,000	\$ 1,850,000	\$ 4,402,625



FLAG POLE

POTTER'S FIELD

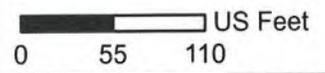


There are a total of 6 vertical rows : 1-highest, 5-lowest.
The Memorial Band Inscription Area for the Ossuary Vault is on the 2nd row from the top (not depicted).

NORTH AVE



Bartlett Cemetery Columbarium



Created by: GIS, 11/2023

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

BARTLETT CEMETERY COLUMBARIUM

Description This project includes the addition of columbariums at the cemetery. The cemetery has been sold out of spaces for many years, however, we continue to get requests. Adding columbariums will allow us to sell new spaces for cremains.

Comments We can add future columbariums as needed.

Operating Budget Impact Not significant

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
Columbarium		\$ 95,000					\$ 95,000
Construction		20,000					20,000
Contingency		5,000					5,000
Total		\$ 120,000					\$ 120,000
Source of Funds							
General Fund		\$ 120,000					\$ 120,000
Total		\$ 120,000					\$ 120,000



Municipal Building Improvements



VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2024-2028

MUNICIPAL BUILDING IMPROVEMENTS

Description This project includes improvements to municipal buildings, mechanical system replacements, and major repairs. The HVAC systems for the Village Hall, data room, and link tower are past the expected useful life. Other projects include replacing the Village Hall front door, replacing a salt dome roof, and replacing the sprinkler system pipes in the clubhouse.

HVAC units FY 2023-24 Data Room, link tower units
 FY 2024-25 Village Hall roof top units
 FY 2025-26 Village Hall roof top units

Operating Budget Impact Not significant

<i>Use of Funds</i>	<i>Prior Years Actual</i>	<i>Estimated 23/24</i>	<i>Proposed For Future Years</i>				<i>Project Totals</i>
			<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	
HVAC Replacement		\$ 180,000	\$ 275,000	\$ 275,000			\$ 730,000
Village Hall front door		50,000					50,000
Salt dome roof		75,000					75,000
Clubhouse fire sprinkler		150,000	150,000				300,000
Village Hall HVAC Controls			50,000				50,000
Total		\$ 455,000	\$ 475,000	\$ 275,000			\$ 1,205,000
Source of Funds							
Municipal Building Fund		\$ 455,000	\$ 475,000	\$ 275,000			\$ 1,205,000
Total		\$ 455,000	\$ 475,000	\$ 275,000			\$ 1,205,000